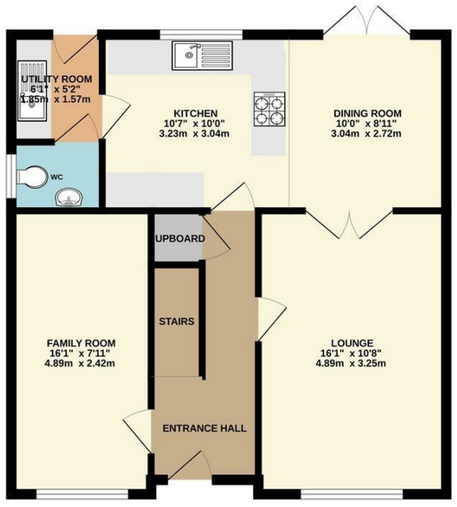
DIRECTIONS

From our Chepstow office proceed up the High Street, turning right at the town arch onto Welsh Street, proceed along Welsh Street taking the left onto St Kingsmark Lane, proceed to the end of the road turning left and then immediately right onto the Romana Grange Estate. Proceed along this road taking the first left into Castle Wood, following the numbering you will find the property on your right hand side.

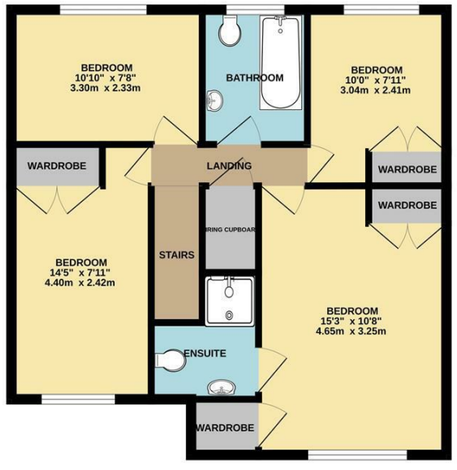
TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.

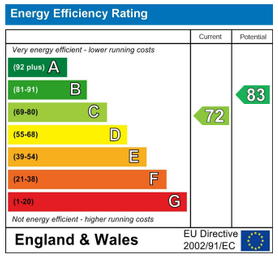
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.





MOON&CO

34 CASTLE WOOD, CHEPSTOW, MONMOUTHSHIRE, NP16 5TZ

4 2 3 C

£475,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

Coming to the market with the benefit of no onward chain, this four bedroom detached family home is situated in a quiet cul-de-sac on the edge of this popular residential location. The ground floor offers a sitting room, kitchen/dining room, utility room and cloakroom/WC, whilst the converted garage now provides a further reception room. To the first floor there are four bedrooms, one with en-suite facilities and a family bathroom. Outside the property is approached via a private driveway with parking for several vehicles. The south west facing private rear garden is predominantly laid to lawn with a patio area for entertaining.

Being situated in Chepstow a range of facilities are close at hand to include primary and secondary schools, shops, pubs, and restaurants, as well as doctor and dental surgeries. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

RECEPTION HALL
A half-glazed door leads into the reception hall with stairs leading to the first floor landing. Wooden effect flooring and understairs storage cupboard.

FAMILY ROOM
4.89m x 2.42m (16'0" x 7'11")
Former garage now converted to provide a further reception room with uPVC window to front elevation. Wooden effect flooring.

SITTING ROOM
4.90m x 3.25m (16'1" x 10'8")
With window to the front elevation and feature fireplace with marble hearth and surround. Wooden effect flooring. Double doors to:-

DINING ROOM
3.05m x 2.72m (10'0 x 8'11")
Formal dining room with French doors leading out to the rear garden. Wooden effect flooring. Open through to:-

KITCHEN
3.23m x 3.05m (10'7" x 10'0")
The kitchen is fitted with a good range of eye and base level cupboards together with a peninsular unit with granite effect work surfacing and upstands. Inset one and a half bowl stainless steel sink and drainer with chrome mixer tap. Integrated appliances to include a dishwasher, microwave and Leisure range cooker with five gas rings, hot plate, three ovens and warming drawer. Built-in chrome fridge/freezer. Wooden effect flooring. Window to rear elevation. Door to:-

UTILITY ROOM
1.85m x 1.57m (6'1" x 5'2")
Inset stainless steel sink and drainer with chrome mixer tap and tiled splashbacks. Space for washing machine and tumble dryer. Wooden effect flooring. Half-frosted glazed door leading out to the rear garden. Door to:-

CLOAKROOM/WC
A two-piece suite to include low-level WC and pedestal wash hand basin with chrome tap. Half-tiled walls and tiled floor. Frosted window to side elevation.

FIRST FLOOR STAIRS AND LANDING
With loft access and airing cupboard which houses boiler and water tank.

BEDROOM 1
4.65m x 3.25m (15'3" x 10'8")
The principal bedroom with window to front elevation. Built-in double and single wardrobes. Door to:-

EN-SUITE SHOWER ROOM
Comprises a single shower unit with chrome shower attachment, pedestal wash hand basin with chrome taps and low-level WC. Built-in storage cupboard. Half-tiled walls and tiled floor. Frosted window to front elevation.

BEDROOM 2
4.39m x 2.41m (14'5" x 7'11")
A double bedroom with window to front elevation and built-in wardrobe.

BEDROOM 3
3.30m x 2.34m (10'10" x 7'8")
Window to the rear elevation.

BEDROOM 4
3.05m x 2.16m (10'0" x 7'1")
With window to the rear elevation and built-in wardrobe.

FAMILY BATHROOM
Comprising a three-piece suite to include panelled bath with chrome taps and chrome shower attachment over with glass shower screen and panelled surround, pedestal wash hand basin with chrome tap and low-level WC. Half-tiled walls and tiled floor. Built-in cupboards. Frosted window to rear elevation.

OUTSIDE

GARDENS
To the front the property benefits from a spacious private driveway offering parking for several vehicles, lawned area, ornamental shrubs and trees. Side pedestrian access to the rear garden with patio areas providing perfect spaces for entertaining and lawned area with mature shrubs and trees. A southwest facing lovely sunny garden.

SERVICES
All mains services are connected to include mains gas central heating.
Council tax band F.





