

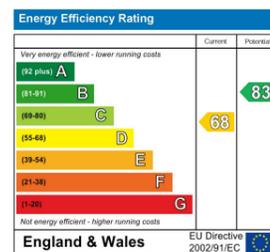


SERVICES

All main services are connected to include gas central heating.

TENURE - FREEHOLD

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



2 CASTLE GARDENS, CHEPSTOW, MONMOUTHSHIRE, NP16 5LF

3 1 2 D

£314,950

Sales: 01291 629292

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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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by S. Room sizes should not be relied upon for carpets and finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

2 Castle Gardens comprises of an extended, detached three bedroom house, occupying a pleasant cul-de-sac position within the popular Danes development, within walking distance of the town centre as well as local leisure centre, schools and other amenities.

The property benefits from the addition of a good size single garage with ground floor shower room.

GROUND FLOOR

ENTRANCE PORCH

With uPVC windows to front elevation.

ENTRANCE HALL

With stairs: -

LIVING/DINING ROOM

23'3" x 10'4" maximum

With gas fire. Windows to front and rear elevation.

KITCHEN

10'0" x 7'10"

With extensive range of base and eye level storage with ample work surfacing over, inset single drainer sink unit. Door to: -

REAR HALLWAY

With door to garden, along with updated wall mounted gas fired central heating and hot water and boiler and courtesy door to garage.

SHOWER ROOM

Appointed with a three piece suite, comprising of step in shower cubicle, low level WC and wash hand basin. Window to rear elevation.

FIRST FLOOR STAIRS & LANDING

With window to side elevation. Airing cupboard

BEDROOM 1

11'8" x 9'3"

With window to front elevation. Range of built in wardrobes.

BEDROOM 2

10'0" x 9'6"

With window to rear elevation

BEDROOM 3

8'4" x 7'0"

Window to front elevation. Built in wardrobe

BATHROOM

Appointed with a three piece suite, comprising of a panelled bath, low level WC and wash hand basin. Shower over bath. Window to rear elevation.

OUTSIDE

GARAGE

Good sized garage with electrically operated up and over door. With ample driveway parking.

GARDENS

2 Castle Gardens stands in particularly attractive gardens. To the front, with a variety of shrubs and flowering plants. To the rear a pretty and well landscaped garden with extensive paved areas, along with mature borders, enjoying a sunny aspect.

