



### DIRECTIONS

From our Chepstow office proceed up the Moor Street turning right onto the A48, taking the first left at Bulwark corner onto Bulwark Road, Proceed along Bulwark Road without deviation where at the first roundabout take the second exit. Continue to the next roundabout taking the second exit again. Proceed down Thornwell Road where at the next roundabout head straight over. At the final roundabout head straight over, passing Tesco Express on your right hand side. Proceed up the hill following the road around to the left. Take the left hand turn into Valentine Lane, following the numbering you will find the property on the right hand side.

### SERVICES

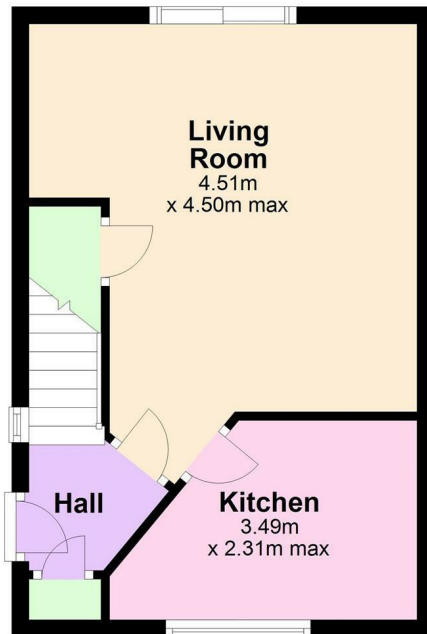
All mains services are connected, to include gas central heating.  
Council Tax Band D

### TENURE - FREEHOLD

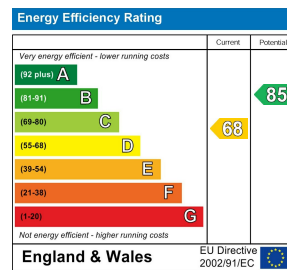
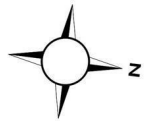
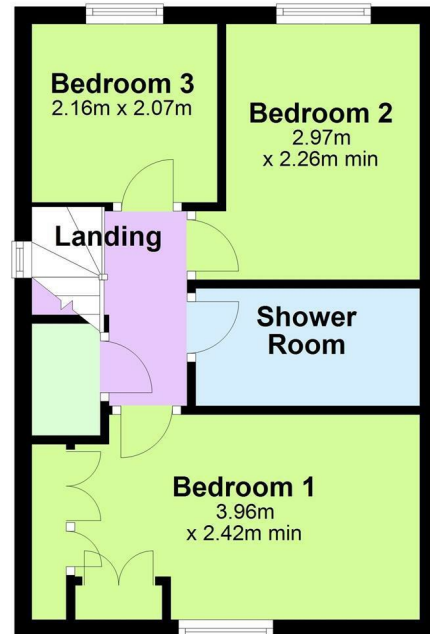
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**18 VALENTINE LANE, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5TH**



**ASKING PRICE £260,000**

Sales: 01291 629292

E: sales@thinkmoon.co.uk

**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 us. Room sizes should not be relied upon for carpets and furnishing.

**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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

18 Valentine Lane briefly comprises of an end link three bedroom house, enjoying a large level corner plot conveniently located in Thornwell.

Being situated in Thornwell a range of local amenities are close at hand to include local primary school and shops, with a wider range of amenities to be found in nearby Bulwark, all being situated a short distance from Chepstow town centre itself. There are superb bus, rail and road links with A48, M4 and M48 motorway networks bringing Bristol, Newport and Cardiff all within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

uPVC double glazed window to side elevation. Storage cupboard. Door to:

### LOUNGE/DINER - L SHAPED

**4.67m x 4.45m (15'4" x 14'7")**

Spacious lounge/diner with uPVC double glazed sliding door to rear garden. Under stairs storage cupboard.

### KITCHEN

**3.48m x 2.29m (11'5" x 7'6")**

uPVC double glazed window to side elevation. A range of base and wall storage units with worktops over. Space and plumbing for washing machine, fridge/freezer and stand alone built in oven with extractor fan over. Gas boiler situated in cupboard in kitchen. Single sink unit in cream with mixer tap. Ceramic tiled floor. Please note : all white goods and cooker to remain, if required.

### FIRST FLOOR STAIRS AND LANDING

With access to loft. Airing cupboard.

### BEDROOM ONE

**4.57m x 2.44m (15' x 8')**

A good sized double bedroom with uPVC window to front elevation. A range of corner mirrored built-in wardrobes providing plenty of storage.

### BEDROOM TWO

**2.92m x 2.26m (9'7" x 7'5")**

A double bedroom with uPVC double glazed window to rear elevation.

### BEDROOM THREE

**2.13m x 2.13m (7' x 7')**

uPVC double glazed window to rear elevation. This room is currently used as a home office.

### BATHROOM

Appointed with a three piece white suite with double shower unit, having chrome hand held shower attachment, white wash hand basin set into vanity unit with storage with chrome mixer tap and Low level WC. Chrome heated towel rail. Ceramic tiled flooring.

### OUTSIDE

#### GARDENS

The property occupies a large level corner plot with lawned areas to the front, side and rear. The rear garden is enclosed with a paved patio area and a gate leading to the garage and off road parking.

#### GARAGE

Detached garage is brick built with up and over door with pitched tiled roof.

