DIRECTIONS

From our Chepstow office, proceed up Welsh Street, taking the first turning left into St Kingsmark Avenue. Proceed up St Kingsmark Avenue where you will find number 38 on your right hand side.

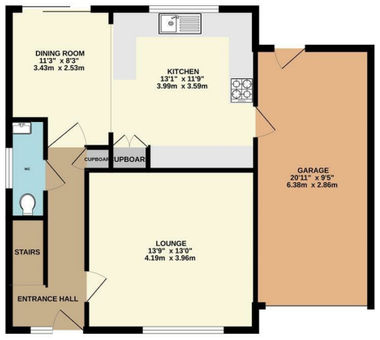
SERVICES

All mains services are connected to include mains gas central heating

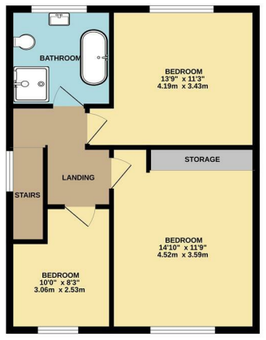
TENURE - FREEHOLD

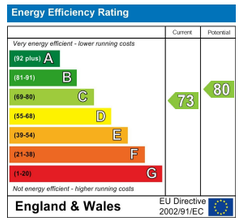
You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.





TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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 purchases 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 assume that the property has all necessarily 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.

38 ST. KINGSMARK AVENUE, CHEPSTOW, MONMOUTHSHIRE, NP16 5LY

3 1 2 C

£399,950

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

38 St Kingsmark Avenue comprises a recently updated and beautifully presented detached three bedroom family home situated within the popular residential area of The Danes, a short walk away from Chepstow Town Centre. To the ground floor the property benefits from reception hall, giving access to the living room, kitchen/dining room, ground floor WC and stairs to the first floor. Accessed also from the kitchen/dining room is the single garage. To the first floor are three generous bedrooms and updated family bathroom. Outside the property benefits from off-road parking and low maintenance gardens to the front with sun terrace hard-standing to the rear with steps leading to level lawned garden. Being situated in Chepstow, there are a range of local facilities to include local primary and secondary schools, shops, pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

RECEPTION HALL
Frosted uPVC double glazed front door. Laminate flooring and under stairs storage cupboard.

LIVING ROOM
13'9" x 13'0"
With large uPVC double glazed window to front elevation. Laminate flooring and spotlighting.

GROUND FLOOR WC
Comprising modern white suite to include low level WC and wash hand basin with chrome mixer tap set into vanity unit. Laminate flooring and frosted uPVC double glazed window to side elevation.

KITCHEN/DINING ROOM
19'10" x 10'10"
A light and spacious room with the kitchen area being appointed with a matching range of base level and larder storage units with granite effect worktops. Fitted with a range of appliances to include integratef fridge/freezer, high-level electric fan assisted oven and combi-microwave, dishwasher and integrated washing machine. Inset stainless steel bowl sink unit with chrome mixer tap. Laminate flooring. uPVC double glazed windows and sliding door to rear garden. Spotlighting and access to integral garage.

FIRST FLOOR STAIRS AND LANDING
With uPVC double glazed window to side elevation and loft access point.

BEDROOM 1
14'10" x 11'9"
A generous double bedroom with uPVC double glazed window to front elevation and recess ideal for fitted wardrobes.

BEDROOM 2
13'9" x 11'3"
With uPVC double glazed window to rear elevation overlooking the garden giving fantastic views over Chepstow town towards the River Severn.

BEDROOM 3
10'0" x 8'3" maximum
uPVC double glazed window to front elevation.

FAMILY BATHROOM
Comprising of a modern white suite to include low level WC, wash hand basin with chrome tap set into vanity unit, freestanding modern bath with chrome taps and shower attachment, corner shower cubicle with chrome mains fed shower over and separate shower attachment. Slimline grey radiator. Vinyl click flooring, spotlighting and frosted uPVC double glazed window to rear elevation.

GARAGE
A single garage with up and over door, power and lighting. Integral access.

OUTSIDE
To the front the property offers off road parking with access to the single garage. The rear gardens benefit from raised seating area with steps leading to level lawned gardens and with views of Chepstow.