



DIRECTIONS

From Chepstow town centre, proceed along Welsh Street towards Chepstow race course, taking the right hand turn toward the stone pillared entrance to The Cloisters just prior to the Woodlands. Proceed up the brick paviour roadway where you will find number 2 on the left.

SERVICES

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

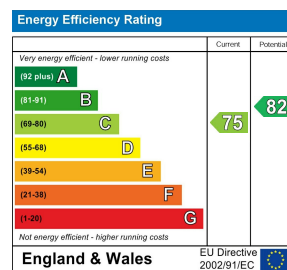
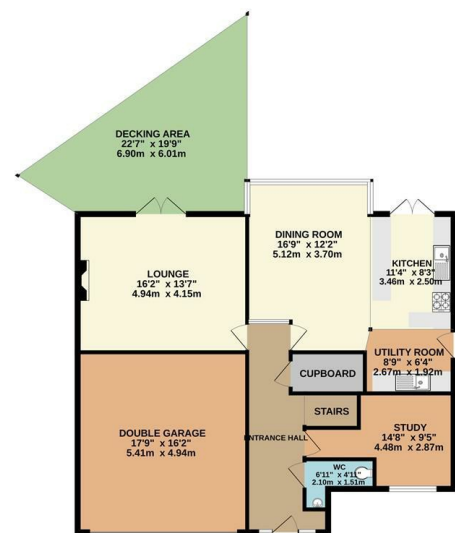
TENURE - FREEHOLD

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



GROUND FLOOR
1145 sq.ft. (106.4 sq.m.) approx.

1ST FLOOR
1024 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA: 2170 sq ft. (201.6 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.



2 THE CLOISTERS, CHEPSTOW, MONMOUTHSHIRE, NP16 5UA

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OFFERS OVER £600,000

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

The Cloisters occupies a delightful location in a secluded cul-de-sac backing onto the open woodland. The property was individually designed approximately 22 years ago with a quality build throughout. Located just off Welsh Street, close to the heart of Chepstow, the property briefly comprises to the ground floor reception hall giving access to cloakroom/WC, living room, study as well as kitchen/breakfast room and utility room. To the first floor are four bedrooms, one en-suite and family bathroom. Outside the property benefits from parking and garage to the front as well as well-maintained lawned rear gardens.

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

GROUND FLOOR

ENTRANCE HALL

A welcoming reception hall with door and two full length frosted panels to front elevation. Stairs to first floor. Under stairs storage cupboard. Decorative glass brick wall, allowing lots of light to flood in.

GROUND FLOOR WC

Comprising low level WC and wall mounted wash hand basin with chrome mixer tap. Tiled splashbacks and ceramic tiled flooring. Frosted window to front elevation.

HOME OFFICE

4.48m x 2.87m (14'8" x 9'4")

Window to front elevation.

SITTING ROOM

4.94m x 4.15m (16'2" x 13'7")

A spacious reception room with attractive stone fireplace with open fire. French doors leading to rear garden.

DINING AREA

5.12m x 3.70m (16'9" x 12'1")

With windows to rear elevation. Open plan to:-

KITCHEN

3.46m x 2.50m (11'4" x 8'2")

A sociable open plan kitchen, appointed with a matching range of brand new base and eye level storage units with work tops over. One and a half bowl and drainer stainless steel sink unit with chrome mixer tap. Fitted appliances include four ring gas hob with stainless steel extractor over, eye level double oven, dishwasher and fridge/freezer. French doors leading to the rear garden.

UTILITY AREA

2.67m x 1.92m (8'9" x 6'3")

Door and window to side elevation. Space for washing machine and tumble dryer. Under counter storage with work top over. Inset one bowl and drainer stainless steel sink unit with chrome mixer tap. Tiled splashbacks.

FIRST FLOOR STAIRS AND LANDING

A galleried style landing with airing cupboard and loft access point.

BEDROOM 1

4.75m x 4.32m (15'7" x 14'2")

A spacious double bedroom with walk-in storage, housing combi gas boiler. Window overlooking the rear garden and surrounding woodland. Door to :-

EN-SUITE SHOWER ROOM

Appointed with a three piece suite comprising low level WC, pedestal wash hand basin and single shower unit with glass door and chrome shower. Part-tiled walls. Frosted window to rear elevation.

BEDROOM 2

4.94m x 4.34m (16'2" x 14'2")

A double bedroom with window overlooking the rear garden.

BEDROOM 3

3.84m x 3.79m (12'7" x 12'5")

With window to front elevation.

BEDROOM 4

3.87m x 2.90m (12'8" x 9'6")

With window to front elevation.

FAMILY BATHROOM

Appointed with a four piece suite comprising low level WC, pedestal wash hand basin, shower unit with chrome shower and glass door in addition to panelled bath with chrome mixer tap and hand held shower attachment. Part tiled walls. Frosted window to front elevation.

OUTSIDE

To the front is a low maintenance level lawn bounded by attractive stone wall, a block paved driveway leading to a garage with up and over door, power and lighting. The rear garden benefits from level lawn and decked area with wooden fencing, overlooking the surrounding countryside. Pedestrian gate to the front of the property.

SERVICES

All mains services are connected, to include mains gas central heating.

