



DIRECTIONS

From our Chepstow office proceed up the High Street, turning right onto Welsh Street. Continue to the roundabout taking the third exit towards Chepstow Racecourse. Proceed into the village of St Arvans, upon entering the village shortly after passing the Piercefield pub on the left, continue along this road where you will find the property on the left hand side.

SERVICES

Private drainage, oil fired central heating. Mains water and electric.

Council Tax Band F.

TENURE - FREEHOLD

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



**4 THE ROW, ST. ARVANS, CHEPSTOW,
MONMOUTHSHIRE, NP16 6EP**

 **4**  **1**  **2** 

£465,000

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

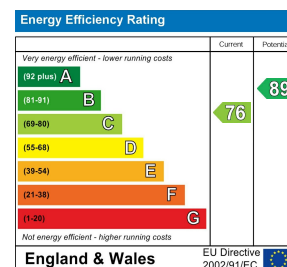
GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA - 1239 sq.ft. (115.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, misstatements 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.

The property comprises a beautifully presented stone built cottage situated in the popular village of St Arvans. The property has been tastefully updated to a very high standard by the current vendors and offers to the ground floor, a spacious reception hall with access to the cosy living room complete with wood burner, as well as access to the well-appointed open plan kitchen dining room, which in turn leads to the utility room and ground floor WC. To the first floor are three double bedrooms, the principal of which benefiting from shower cubicle, the fourth single bedroom and family bathroom which offers high quality fittings with a three piece white suite. Outside the property offers low maintenance front gardens, rear courtyard garden with a further large lawned garden along a short pathway. The larger rear garden also has a large summerhouse, vegetable plot and well stocked beds and borders. The property also benefits from solar panels offering a generous feeding tariff.

Being situated in the sought after village of St Arvans, a range of local amenities are available to include local pub/restaurant, playground, village hall which hosts the local playgroup and children's day nursery. Beautiful countryside walks and the historic Wye Valley are on the doorstep, along Chepstow Racecourse a short walk from the property. There are a further abundance of facilities in nearby Chepstow. There are also good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance. The local schools also provide bus transport from St Arvans.

GROUND FLOOR

RECEPTION HALL

With timber front door, natural slate flooring and oak staircase leading to the first floor.

LIVING ROOM

4.14m x 3.96m (13'7" x 13'0")

A lovely reception room complete with feature cast iron wood burner with oak lintel over. Double glazed window to rear elevation.

OPEN PLAN KITCHEN/DINING ROOM

4.55m x 5.11m (14'11" x 16'9")

Dining area - 14'11" x 8'5" Kitchen area - 14'11" 8'4" Appointed with a matching range of base and eye level storage units with granite worktops. A central island houses a Belfast sink with chrome mixer tap along with further storage cupboards. There are a number of appliances to include integrated fridge, dishwasher and freestanding range cooker with extractor over. With granite splashbacks and porcelain tiled flooring. Spotlighting. French doors and window to rear elevation.

UTILITY ROOM

4.17m x 1.75m (13'8" x 5'9")

Appointed with a matching range of base level storage units and granite worktops with inset Belfast sink with chrome mixer tap. Space for washing machine and tumble dryer. Storage cupboard and double glazed window to the front elevation. Access to ground floor WC.

GROUND FLOOR WC

Comprising a white suite to include low level WC and wash hand basin with chrome mixer tap. With porcelain tiled flooring.

FIRST FLOOR STAIRS AND LANDING

Window to front elevation, loft access, the loft is boarded and offers spacious storage with integrated ladder and lights.

BEDROOM 1

5.49m x 3.58m (18'0" x 11'9")

A generous double bedroom with two double glazed windows to rear elevation. Fitted shower enclosure with tiled walls and mains fed chrome shower unit.

BEDROOM 2

4.14m x 3.02m (13'7" x 9'11")

A spacious double bedroom with double glazed window to rear elevation and storage cupboard.

BEDROOM 3

3.28m x 2.18m (10'9" x 7'2")

With exposed stonework feature wall and double glazed window to front elevation.

BEDROOM 4

2.36m x 1.88m (7'9" x 6'2")

With double glazed window to front elevation.

FAMILY BATHROOM

Comprising a high quality white suite to include low level WC, wash hand basin with chrome mixer tap inset into vanity unit and panelled bath with chrome mixer tap and shower over. With chrome heated towel rail, tiled walls and flooring and frosted double glazed window to front elevation. Underfloor heating.

OUTSIDE

To the front the property is accessed via pathway to front entrance door and low maintenance garden. To the rear the property benefits from private courtyard garden laid to paving slabs with rear gated access onto pathway which leads to a further private garden. With brickwork store shed and log store. The larger main rear garden offers paved seating area leading to large lawned gardens with summerhouse and well stocked beds and borders, including a number of fruit trees, creating a private and enclosed position to enjoy.

SERVICES

Private drainage, oil fired central heating. Mains water and electric.

