



DIRECTIONS

From our Chepstow office proceed up Welsh Street taking the first turning left into St Kingsmark Avenue. Proceed to the top of St Kingsmark Avenue taking the left hand turn into Priory Close, where you will find the property on your right hand side.

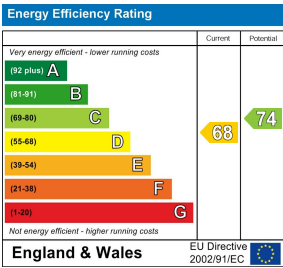
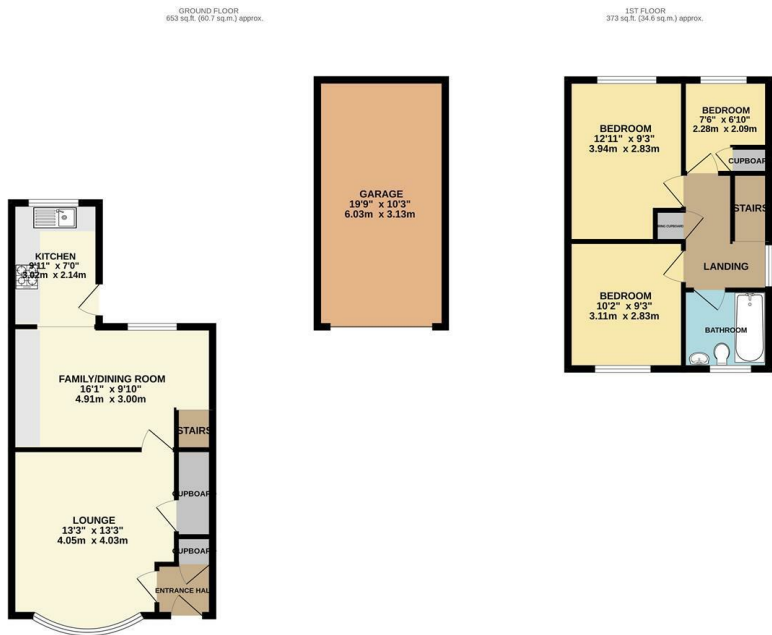
SERVICES

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

Council Tax Band D.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1026 sq ft (95.3 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 operation or efficiency can be given.
Made with floorplan 12/20/20

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.



**15 PRIORY CLOSE, CHEPSTOW,
MONMOUTHSHIRE, NP16 5ND**

3 1 2 D

£345,000

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

This extended and well-presented three-bedroom semi-detached property is offered to the market with the benefit of no onward chain and occupies a substantial corner plot with larger than average gardens. The well-planned living accommodation briefly comprises to the ground floor: entrance hall, lounge, open plan kitchen/dining/family room and to the first floor are three bedrooms along with a family bathroom. The property further benefits an extensive private driveway offering parking for up to three vehicles and single car garage. The property offers a fantastic potential for extension if required, subject to the necessary consent.

Situated in an elevated position within this popular development, the property is within walking distance of Chepstow town centre with its attendant range of facilities as well as the Dell Junior School and Chepstow Comprehensive. There are also bus and rail links to be found in Chepstow along with the A48, M48 and M4 motorway network bringing Newport, Cardiff and Bristol within commuting distance.

GROUND FLOOR

ENTRANCE HALL

uPVC front entrance door leads to entrance hall with built-in storage cupboard housing Worcester-Bosch gas combi boiler.

LOUNGE

4.04m x 4.04m (13'3" x 13'3)

A very well-proportioned reception room with a feature bay window to front elevation. Marble fireplace with surround. Understairs storage cupboard. Door to: -

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

The property has been extended to create this sociable L-shape space, perfect for everyday family living and entertaining.

KITCHEN AREA

3.02m x 2.13m (9'11" x 7'0")

Kitchen area comprises an extensive range of base and eye level storage units with ample laminate worktops and tiled splashbacks. Inset one and a half bowl stainless steel sink unit with drainer and mixer tap. Four ring gas hob with extractor hood over. Space for dishwasher and washing machine. Window and door to garden. Tiled flooring.

DINING/FAMILY AREA

4.90m x 2.74m (16'1" x 9'102)

Appointed with a further range of kitchen cupboards with eye level oven/grill and microwave along with space for American style fridge freezer. Dining area also benefits from window to rear elevation. Stairs to: -

FIRST FLOOR STAIRS AND LANDING

Large window to side elevation. Loft access point and built-in airing cupboard.

BEDROOM 1

3.94m x 2.82m (12'11" x 9'3")

A well-proportioned double bedroom with fitted wardrobes. Window to rear elevation.

BEDROOM 2

3.10m x 2.82m (10'2" x 9'3")

A further double bedroom with fitted wardrobes. Window to front elevation with views towards Severn Estuary.

BEDROOM 3

A single bedroom which could be utilised as a study. Built-in storage cupboard with inset shelving. Window to rear elevation.

FAMILY BATHROOM

Comprising a three-piece neutral suite to include low level WC, wash hand basin inset to vanity unit, panelled bath with overhead electric shower unit, glass shower screen and tiled surround. Frosted window to front elevation.

GARDENS

To the front is a spacious area laid to lawn bordered by an attractive range of plants and shrubs with a further area laid to stones. To the rear is a patio area and raised decking providing perfect space for dining and entertaining, as well as a very generous sized lawn bordered by a range of plants, shrubs and hedgerow, being fully enclosed by timber fencing.

GARAGE

Private driveway laid to tarmac providing parking for up to three vehicles and leading to a single car garage, with manual up and over door.

SERVICES

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

