



DIRECTIONS

From Chepstow proceed up the High Street through the town arch, continuing up Moor Street, turning right onto the A48. At the roundabout take the fourth exit, continuing towards Chepstow hospital. At the traffic lights take the left turn. At the 'T' junction turn right then first left where the property can be found on your right hand side.

SERVICES

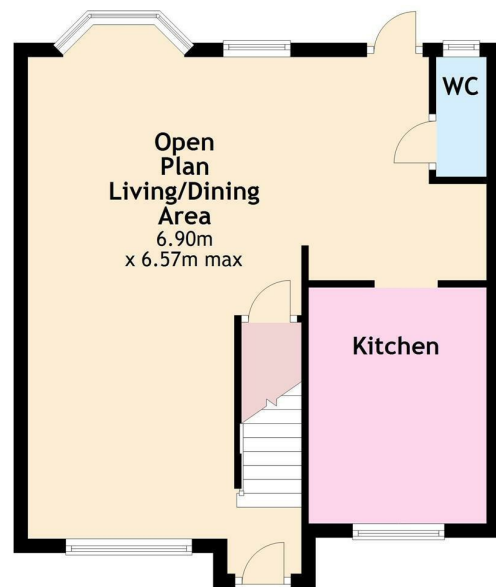
All mains services are connected to include mains gas central heating.
Council tax band E.

TENURE - FREEHOLD

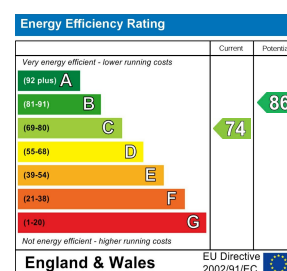
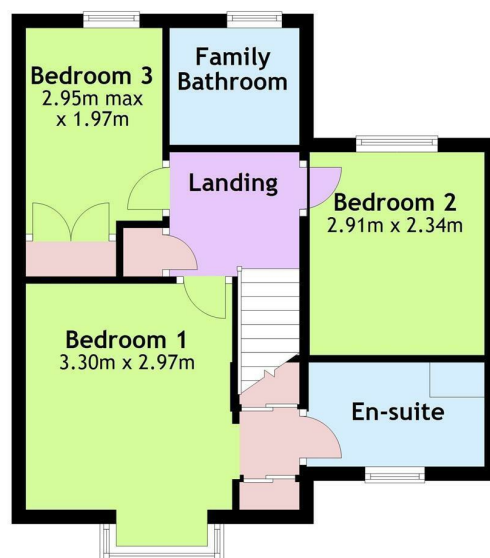
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**116 ST. LAWRENCE PARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 6DQ**

3 **2** **1** **C**

£345,000

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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.

Offered to the market with the benefit of no onward chain, this semi-detached family home occupies a pleasant position within this popular residential development on the outskirts of Chepstow town centre. The well-planned layout briefly comprises to the ground floor; open plan lounge/dining room, kitchen and cloakroom/WC. Whilst to the first floor there are three bedrooms (principal with en-suite and dressing area), in addition to family bathroom. The property further benefits from off-road parking and garden.

The town centre of Chepstow is a short distance away with its attendant range of facilities. There are also good junior and comprehensive schools nearby as well as bus and rail links. The A48, M48, M4 and M5 motorway network bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

GROUND FLOOR

LIVING/DINING ROOM

6.90m x 6.57m maximum measurement (22'7" x 21'6" maximum measurement)

The front entrance door leads into this light and airy open reception space with wood effect flooring, feature fireplace with electric fire. Windows to the front elevation, bay window and full height picture window to the rear elevation. Fully glazed door to rear garden. Stairs to the first floor landing with understairs storage. Access to the kitchen and cloakroom/WC.

KITCHEN

3.35m x 2.18m (11'0" x 7'2")

Well-appointed with a matching range of base and eye level

storage units with solid oak worksurfaces and tiled splashbacks. Inset Belfast sink with mixer tap. Integrated electric four ring hob with feature extractor hood over and oven below. Integrated fridge/freezer, dishwasher and washing machine. Wood effect flooring. Window to front elevation.

CLOAKROOM/WC

A two-piece suite to include a corner wash hand basin with tiled splashbacks and low-level WC. Frosted window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Access to loft inspection point. Cupboard housing wall-mounted gas combi boiler. Doors to all first floor rooms.

BEDROOM 1

3.30m x 2.97m (10'9" x 9'8")

Box bay window to the front elevation. Open to dressing area with fitted mirror fronted wardrobes. Door to:-

EN-SUITE SHOWER ROOM

Comprising of a modern three piece suite to include low-level WC, pedestal wash hand basin and step-in shower unit with mains fed shower and tiled surround. Part-tiled walls. Frosted window to front elevation.

BEDROOM 2

2.91m x 2.34m (9'6" x 7'8")

Window to rear elevation.

BEDROOM 3

2.95m x 1.97m (9'8" x 6'5")

Window to rear elevation.

FAMILY BATHROOM

Comprising of a three-piece suite to include low-level WC, pedestal wash hand basin and panelled bath with chrome mixer tap and shower attachment over. Part-tiled walls. Frosted window to rear elevation.

OUTSIDE

To the front a private driveway provides off-street parking. The low-maintenance front garden is laid to stone chipping which can provide extra parking if required. Fenced boundary to one side. Pedestrian footpath to the side of the property with gated access leads to the rear garden with patio and lawned areas. Well stocked beds and borders with mature trees, shrubs and bushes. Garden shed. Fenced boundary.

SERVICES

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

