



DIRECTIONS

What three words - triathlon.breath.bulge

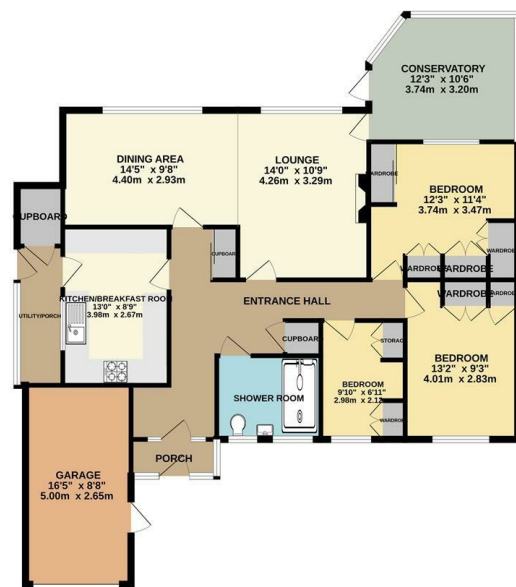
SERVICES

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

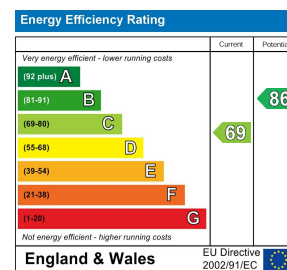
TENURE - FREEHOLD

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

GROUND FLOOR
1306 sq.ft. (121.3 sq.m.) approx.



TOTAL FLOOR AREA: 1306 sq.ft. (121.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, the measurements of areas, volumes, height and any other such 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 a guide only. Any prospective purchaser should verify the details, volume and accuracy of the figures and measurements given to their satisfaction or otherwise.



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.



**29 GREENMEADOW DRIVE, PENHOW, CALDICOT,
MONMOUTHSHIRE, NP26 3AW**



£385,000

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

Offered to the market with the benefit of no onward chain, Greenmeadow Drive comprises a well-presented detached bungalow, situated in this desirable and quiet village location within walking distance to bus stop and village shop, as well as being ideally situated between Newport and Chepstow, off the A48. The well-planned living accommodation comprises; entrance porch, entrance hall, kitchen/breakfast room, open plan lounge/diner, conservatory, three bedrooms and a shower room. Further benefits include single car garage with electric door, private driveway and low maintenance gardens to both the front and the rear.

The property is situated in Penhow, a popular and most sought after village location conveniently positioned just off the A48 providing excellent transport access to the M48 and M4 Motorways with direct links westbound to Newport (10 miles) and Cardiff (22 miles) and eastbound to Bristol (25 miles). The old market town of Chepstow is just 8 miles distance and offers an extensive range of amenities as well as Chepstow railway station which provides regular rail links, and the bus station providing local services and links to Cardiff, Swansea and London Victoria. The renowned Wye Valley is a short distance away. The property is situated within the Caerleon and Langstone school catchment areas.

ENTRANCE PORCH

With uPVC door to front elevation and windows overlooking the front garden. Door to:-

ENTRANCE HALL

Providing access to all rooms. Built-in wardrobe with hanging space and shelving. Airing cupboard housing the Vizman gas combi boiler. Loft access point.

KITCHEN/BREAKFAST ROOM

3.98m x 2.67m (13'0" x 8'9")
Comprising an extensive range of fitted wall and base storage

units with laminate worktops over and tile splashback. Integrated four ring electric hob with over head extractor fan and electric oven/grill below and fridge. Inset one and a half bowl and drainer sink unit. Space for under counter tumble dryer. Window to the side elevation. Breakfast bar area. Tiled flooring. Door leading to :-

SIDE PORCH

With tiled flooring. Space and plumbing for washing machine. Useful storage cupboard with space for a full height fridge/freezer and power socket. Window and door to the side elevation.

LOUNGE/DINING ROOM

A fantastic open plan and well-proportioned reception room. The dining area (4.40m x 2.93m) with window to the rear elevation overlooking the garden. Open to the lounge area (4.26m x 3.29m) with a second window looking out to the rear garden. Feature exposed stone fireplace with inset coal fire. Door and two steps to :-

CONSERVATORY

3.74m x 3.20m (12'3" x 10'5")
A double-glazed conservatory overlooking the garden and patio door leading out to the rear garden. Wood effect flooring. Power and heating.

BEDROOM 1

3.74m x 3.47m (12'3" x 11'4")
A good size double bedroom with a window to the rear elevation.

BEDROOM 2

4.01m x 2.83m (13'1" x 9'3")
Again, a generous double bedroom with fitted wardrobes and a window to the front elevation.

BEDROOM 3

2.98m x 2.12m (9'9" x 6'11")
A single bedroom with fitted wardrobes and dressing table. Window to the front elevation. Offering fantastic versatile use as a potential home office.

SHOWER ROOM

Comprising a modern contemporary suite to include walk-in full width shower area with glass shower screen and mains fed shower over, low level WC and wash hand basin inset to vanity unit with mixer tap. Heated towel rail. Two frosted windows to the front elevation. Fully tiled walls and flooring.

OUTSIDE

To the front of the property is a private driveway providing parking for one vehicle. Pathway leading to the front door. Gated pedestrian access to both side of the property leading to the rear garden. Front garden area is mainly laid to lawn bordered by a range of mature plants and shrubs. Low level stone wall to the boundary. Electric roller shutter door leads to a single car garage (5.00m x 2.65m). To the rear is a low maintenance garden and of a good size comprising mainly block paving and laid to stones. Feature pond. Shed and greenhouse providing an excellent opportunity for the garden enthusiasts. Fully enclosed by low level wall, metal composite fencing and hedgerow.

SERVICES

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

