



DIRECTIONS

From our Chepstow office proceed along the A48 towards Newport, passing the Groes Wen pub at Penhow, turn right into Parc Seymour, continue through the village turning right into Arcade Lane, proceed along this road taking the turning on your right into Seymour Avenue, proceed to the very far end where you will find the property on the left hand side.

SERVICES

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

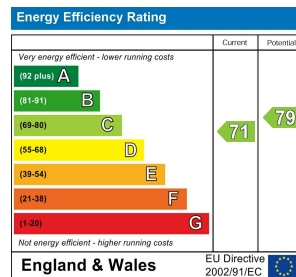
TENURE - FREEHOLD

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



GROUND FLOOR
2012 sq ft. (186.9 sq m.) approx.

1ST FLOOR
449 sq ft. (41.7 sq m.) approx.



TOTAL FLOOR AREA : 2461 sq ft. (228.6 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix (2020)

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.



**30 SEYMOUR AVENUE, PENHOW, CALDICOT,
MONMOUTHSHIRE, NP26 3AG**

5 3 2 C

£650,000

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

This property in Seymour Avenue comprises an individually designed and constructed family home located in this sought-after village and occupying an elevated position, thus enjoying attractive views across unspoilt countryside and towards the Severn Estuary. Parc Seymour is a popular and established location with an excellent spirited community, located close to the A48 giving excellent access to Newport, Cardiff and Bristol.

The vendors have carried out an extensive array of upgrades during their ownership and the property briefly comprises to the ground floor: entrance hall, lounge/diner, kitchen, utility room, three bedrooms and a family bathroom. To the first floor is the principal suite with dressing room and en-suite shower room. The property also benefits from a one bed self contained guest suite, comprising living, dining and kitchen areas as well as a bathroom. The property stands in mature gardens with the rear garden benefiting from a southerly aspect. Viewing is highly recommended.

OUTSIDE

To the front the property is accessed by a private driveway which sweeps up to an extensive level area, providing parking for multiple vehicles and leading to the garage. The front garden area is sizeable but also low maintenance, mainly laid to lawn bordered by an attractive range of mature plants, shrubs and hedgerow. Feature rockery. Steps lead to the front entrance with a paved patio area and feature stone archway which leads into the storm porch. Access from the kitchen leads to a private good size and level paved patio area providing a perfect space for dining and entertaining. Level lawned area bordered by a range of attractive plants, trees and shrubs. Steps from patio area lead to a further paved terrace providing a second space for dining and entertaining, enjoying al fresco dining. Another step leads up to an additional level lawn area with a useful lockable shed for everyday storage. From the second paved patio area, a few steps lead up to the third area of the rear garden which comprises an extensive area laid to lawn perfect for children to play or indeed a blank canvas for the garden enthusiast, bordered by a range of mature plants, shrubs and trees. Low-level stone wall to the rear boundary. The rear garden backs onto open woodland which is a specific site of scientific interest and therefore protected. The rear garden is fully enclosed by stone wall, timber fencing and hedgerow. Pedestrian pathway to both sides of the property.

SERVICES

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



SEPARATE GUEST ACCOMMODATION

A lockable door from the kitchen in the main property leads into the integral self-contained guest accommodation.

BEDROOM

A very generous double bedroom with window to side elevation. Double doors lead to:-

OPEN PLAN KITCHEN/DINING/LIVING SPACE

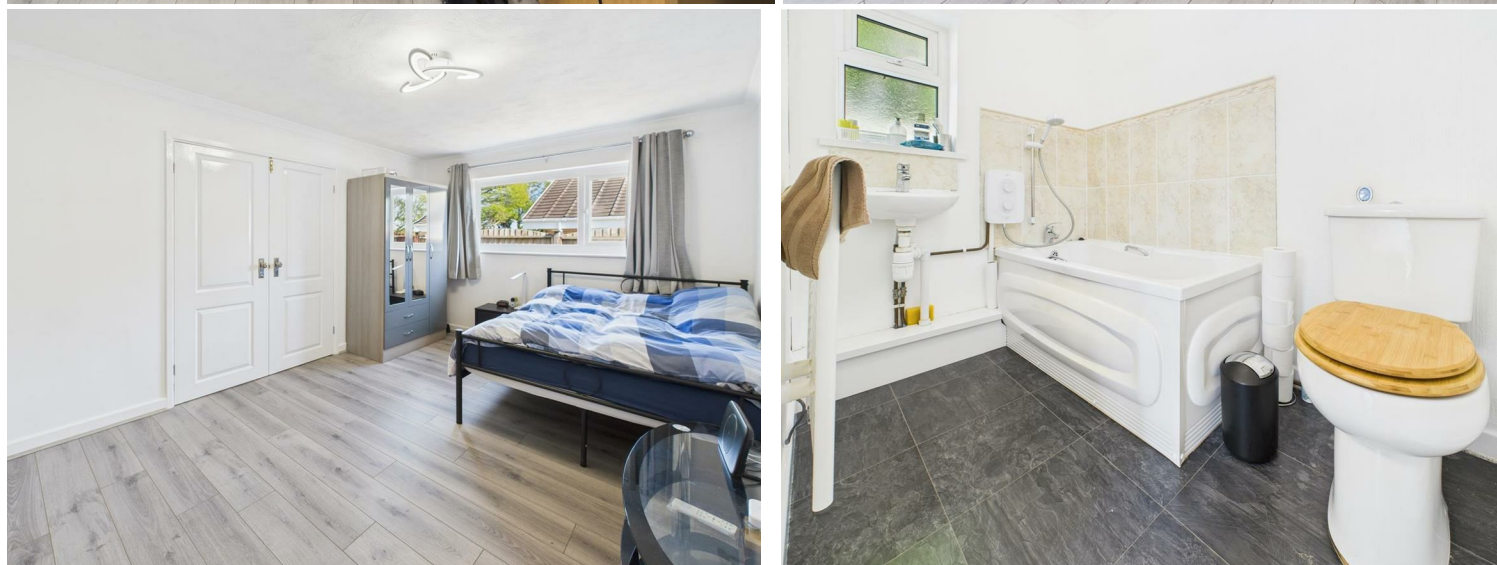
A sizeable well-planned layout comprising a kitchen area with fitted base and eye level storage units with ample laminate work surfacing over and tiled splashbacks. Inset one and a half bowl and drainer stainless steel sink unit. Integrated electric oven/grill and four ring hob, as well as overhead extractor fan. Space for freestanding fridge/freezer. Window to rear elevation overlooking the garden. Patio door leading out to the rear garden.

BATHROOM

Comprising a neutral suite to include panelled bath with electric shower over and tiled surround, low-level WC and wall mounted wash hand basin with mixer tap and tiled splashback. Heated towel rail. Frosted window to the rear elevation.

INTEGRAL GARAGE

Providing fantastic storage space or indeed potential for conversion, if required and subject to necessary consent. Electric up and over door to front elevation. Power and light. Frosted window to side elevation. Separate door leads into inner hall.



GROUND FLOOR

UNDERCOVER STORM PORCH

With tiled flooring. uPVC entrance door with side glazed panel leads to :-

ENTRANCE HALL

A welcoming, bright and airy reception hall. Loft access point.

WC/CLOAKROOM

Comprising a modern neutral suite to include wash hand basin with mixer tap and tiled splashback and low-level WC. Circular glazed window to front elevation.

LOUNGE/DINER

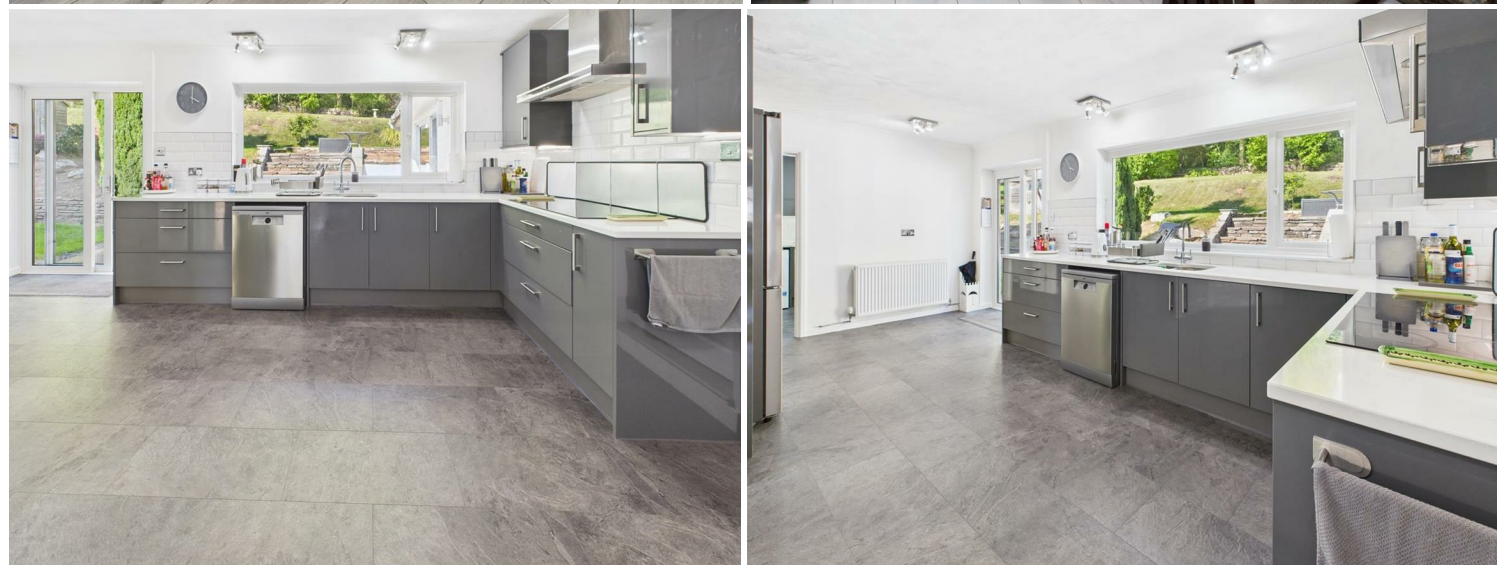
Feature double doors lead into a very well-proportioned reception space enjoying a double aspect to side and front elevations with views over front garden and surrounding countryside. Patio door leads to the front paved patio area, providing a perfect space for relaxing and enjoying the views.

INNER HALLWAY

Open access from the entrance hall leads into the inner hallway with understairs storage area, built-in airing cupboard with fitted shelving and stairs to first floor.

KITCHEN

Comprising an extensive range of newly fitted base and eye level storage units with ample quartz work surfacing over and tiled splashbacks. Inset one and a half bowl and drainer stainless steel sink unit. Integrated appliances to include five ring induction hob with over head extractor hood and eye level double Neff electric oven/grill. Space for dishwasher and American style freestanding fridge/freezer. Large window to rear elevation overlooking the gardens. Patio door leads directly out to the garden. Door to :-



UTILITY ROOM

A sizeable and very useful room comprising a further range of fitted base and wall storage units with marble effect laminate work surfacing over and tiled splashbacks. Inset one bowl and drainer stainless steel sink unit. Wall mounted Glo worm gas combination boiler (installed two and half years ago). Space for freestanding fridge/freezer, washing machine and tumble dryer. Window to rear elevation, again enjoying views over the garden.

BEDROOM 2

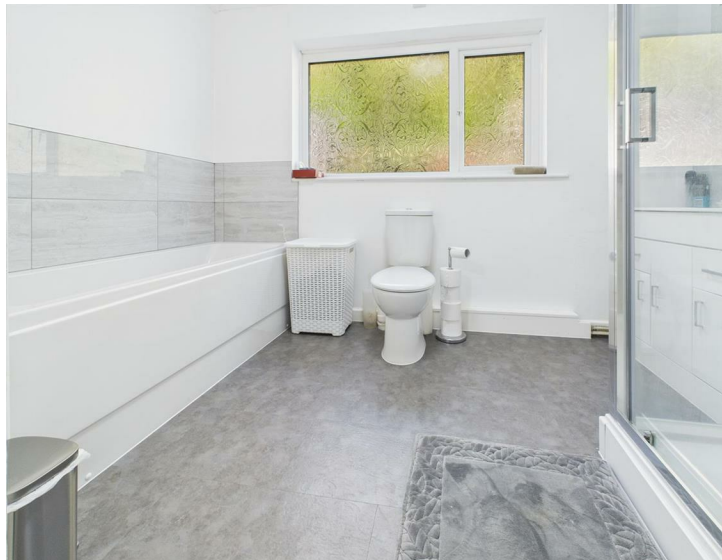
A good size double bedroom with fitted inset shelving and hang rail. Window to rear elevation, overlooking the garden.

FAMILY BATHROOM

Comprising a newly installed four-piece contemporary suite to include double width walk-in shower cubicle with waterfall shower over and attractive tiled surround, wash hand basin inset to vanity unit with mixer tap and tiled splashback, low-level WC and panelled bath with shower attachment and tiled surround. Frosted window to the rear elevation.

BEDROOM 3

A good size double bedroom with two sets of fitted wardrobes. Window to front elevation enjoying far reaching views.



BEDROOM 4

A double bedroom offering fantastic versatile use, currently used as a home office, perfect for the everyday home worker, enjoying a window to front elevation affording countryside views.

FIRST FLOOR STAIRS AND LANDING

Half turn staircase with window to side elevation leads to a landing with a door providing direct access into :-

PRINCIPAL BEDROOM SUITE

A fantastic generous double bedroom with built-in wardrobe and window to front elevation affording stunning views over the front garden and surrounding countryside. Open archway leads to :-

DRESSING ROOM

With built-in wardrobes to both sides and window to the rear elevation, enjoying views over the private gardens. Door to:-

EN-SUITE SHOWER ROOM

Comprising a modern neutral suite to include corner walk-in shower cubicle with mains fed shower over with waterfall shower head and tiled surround, low level WC and wash hand basin inset to a large vanity unit with tiled splashback. Heated towel rail. Frosted window to the side elevation.

