



## DIRECTIONS

From our Chepstow office proceed up the High Street, passing through the arch. Turn right onto the A48 and at the roundabout, continue ahead on the A48 towards Caldicot/Newport. Travelling along the A48, before arriving in Langstone, turn left (signposted Llandevaud) and continue up the lane into the village. At the fork in the road, keep right, taking the lower road, the property can be found on your 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  
1308 sq.ft. (121.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	
		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1308 sq.ft. (121.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, levels and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 condition or efficiency can be given.

**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.



# LAURELEA, LLANDEVAUD, NEWPORT, MONMOUTHSHIRE, NP18 2AE



**£525,000**

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

Occupying a pleasant elevated position on a quiet no through road, this immaculately presented detached bungalow offers well planned and versatile living accommodation. The layout briefly comprises entrance hall, well proportioned lounge with a feature wood burner, open plan dining area/kitchen/breakfast room with a useful utility off and French doors to the gardens. There are three double bedrooms, the principal bedroom with dressing area and contemporary en-suite shower room as well as a stylish four piece family bathroom. The property further benefits a detached larger than average single garage as well as extensive driveway parking for four to five cars and beautifully maintained mature gardens to the front, side and the rear including a unique pergola with decking area. Furthermore there is a summer house at the rear with power connected offering fantastic potential. The property is finished to a particularly high standard throughout and mixes a wealth of contemporary and modern features. Being situated in Llandevaud, a range of local facilities are close at hand to include three popular pub/restaurants. There are a further amenities in nearby Newport, Caldicot and Magor including primary and secondary schools, shops, doctors and dentists. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

**ENTRANCE HALL**

Front door leading into the entrance hall with wood effect flooring.

**LOUNGE**

**5.18m x 4.34m (17'0" x 14'3")**

A very well-proportioned reception space enjoying French doors leading out to the veranda at the front, with far reaching countryside views and a southerly aspect. Feature freestanding wood burner and solid wood flooring. Open to:-

**DINING AREA**

**4.34m x 3.10m (14'3" x 10'2")**

With a large picture window to the front elevation enjoying outstanding panoramic views. Wood effect flooring. Open to:-

**KITCHEN/BREAKFAST ROOM**

**4.88m x 2.74m (16'0" x 9'0")**

An extensive range of fitted wall and base units and peninsula

with solid granite worktops over. Inset one bowl sink with mixer tap. Integrated dishwasher. Feature freestanding range cooker with overhead extractor hood and freestanding wine fridge. Wood effect flooring. Window to the rear elevation and French doors to the side elevation leading out to a terraced area with pergola. Open to:-

**UTILITY ROOM**

**2.74m x 2.18m (9'0" x 7'2")**

A useful space affording a range of fitted wall and base units with laminate worktop. Space for fridge/freezer and white goods. Valiant gas combi boiler. Wood effect flooring. Stable door leading directly out to the rear garden.

**FAMILY BATHROOM**

Comprising a stylish contemporary suite to include a free standing roll top bath with mixer tap, double width walk-in shower cubicle with mains fed waterfall shower head and handheld attachment,

wall-mounted wash hand basin with mixer tap and low-level WC. Fully tiled walls and tiled floor. Frosted window to the rear elevation.

**INNER HALLWAY**

Loft access point. Inset alcove offering potential for a fitted wardrobe if desired.

**PRINCIPAL BEDROOM**

**5.44m x 3.78m (17'10" x 12'5")**

A really well-proportioned bedroom with a feature dressing area, enjoying a dual aspect to the side and rear elevations. Sliding door to:-

**EN-SUITE SHOWER ROOM**

A superb contemporary suite comprising a wet room style walk-in shower area with overhead waterfall shower, glass shower screen, tile surround and feature mosaic tiled floor, wall-mounted wash hand basin and low-level WC. Heated towel rail. Feature tiled floor and fully tiled walls. Frosted window to the rear elevation.

**BEDROOM 2**

**3.63m x 3.12m (11'11" x 10'3")**

A double bedroom with a picture window to the front elevation.

**BEDROOM 3**

**3.63m x 3.12m (11'11" x 10'3")**

Offering versatility either as a third double bedroom or indeed as it is currently utilised as a separate snug/sitting room. Window to the front elevation.

**GARDENS**

At the front steps lead up to the front entrance with storm porch and level areas laid to lawn. Useful wooden shed with power and light connected. Feature low-level stonewall to the front boundary with

hedgerow to either side. Gated pedestrian access to one side of the property into the rear garden. To one side of the property a wooden decked area with covered wooden pergola, with outdoor power and lighting, providing a fantastic all year round outdoor living space enjoying panoramic views. The decking wraps around to the front and to the rear of the property, at the rear steps lead up to a summer house which has power and light connected. The rear garden is low-maintenance and private, comprising an area laid to slate stones with retaining wall which leads to an area laid to lawn and a feature mature rockery and planters with a range of stones and feature plants and shrubs. Timber fencing to the rear boundary with hedgerow and brick wall to one side and picket fencing and tree lined boundary to the other side.

**GARAGE**

**5.38m x 4.27m (17'8" x 14'0")**

The property is approached by a private tarmac driveway providing off street parking which leads to the larger than average single detached garage with manual up and over door and pitched roof.

**SERVICES**

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

