

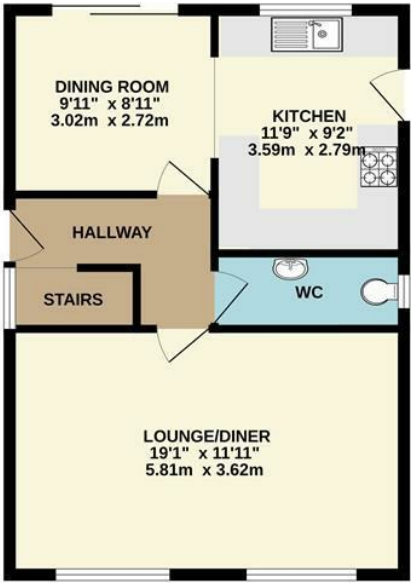
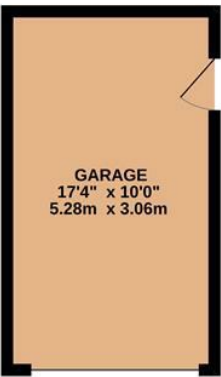
DIRECTIONS

From our Chepstow office proceed along the A48 over the new Wye Bridge, turning right for Sedbury, at the roundabout take the second exit. Carry on along Beachley Road passing Wyedean school on your left and the taking the second turning left into Tylers Way, Continue into Park View where you will find the property on your right hand side.

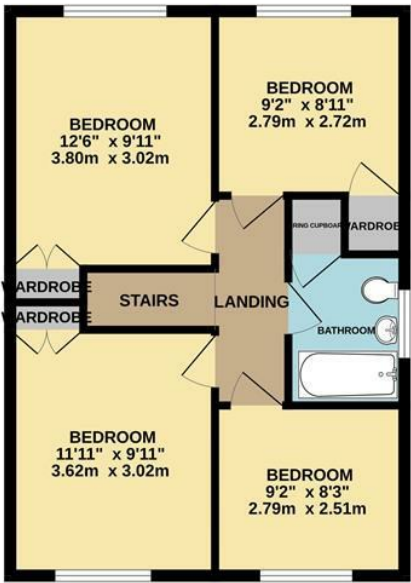
TENURE - FREEHOLD

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

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

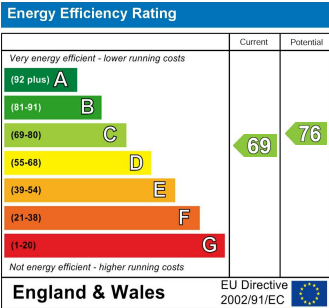
Made with Metropix 62026

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.



10 PARK VIEW, SEDBURY, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7BE



£375,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

The property comprises an attractive detached family home occupying an elevated position in this quiet cul-de-sac, located within the hamlet of Sedbury, itself on the periphery of Chepstow with an excellent range of shops, schools and other facilities near at hand.

The vendor has kept and maintained the house to a high standard and it presents extremely well, with stylish kitchen by Sigma3 along with updated ground floor cloakroom and also bathroom to the first floor. The property stands in a level garden to rear and further benefits from single car garage and off-street parking for several vehicles.

GROUND FLOOR

ENTRANCE HALL

Spacious hallway with door to front elevation. Stairs to the first floor with under stairs recess.

CLOAKROOM/WC

With low-level WC and pedestal wash hand basin with mixer tap inset to storage unit. Half-tiled walls. Frosted window to side elevation.

LIVING ROOM

5.82m x 3.63m (19'1" x 11'11")

Bright and airy reception room with two windows to front elevation with attractive rural views. Fireplace with multifuel stove.

KITCHEN/DINING ROOM

3.58m x 2.79m

Attractively updated to create a sociable environment.

KITCHEN AREA

3.58m x 2.79m (11'9" x 9'2")

Fitted with a good range of units by Sigma3 with quartz work surfacing over, kickplate and worktop lighting and glass splashbacks. One and a half bowl and drainer sink unit with mixer tap. Four ring induction hob with feature extractor hood over and eye level oven and microwave. Integrated fridge/freezer, dishwasher and washing machine. Window to rear elevation and door to side. Open to: -

DINING AREA

3.02m x 2.72m (9'11" x 8'11")

With patio doors to rear garden.

FIRST FLOOR STAIRS AND LANDING

With loft access point and airing cupboard.

BEDROOM 1

3.81m x 3.02m (12'6" x 9'11")

A double bedroom with window to front elevation with extensive views. Built-in wardrobe.

BEDROOM 2

3.63m x 3.02m (11'11" x 9'11")

A spacious double bedroom with window to rear elevation. Built-in wardrobe.

BEDROOM 3

2.79m x 2.51m (9'2" x 8'3")

With window to front elevation offering attractive rural views.

BEDROOM 4

2.79m x 2.72m (9'2" x 8'11")

A single bedroom with window to rear elevation. Built-in cupboard.

FAMILY BATHROOM

Appointed with a three piece suite to include low-level WC and vanity wash hand basin both set into storage unit, panelled bath with rainfall shower head over, shower attachment and shower screen. Fully tiled walls. Frosted window to side elevation.

GARAGE

5.28m x 3.05m (17'4" x 10'0")

Side driveway offering tandem parking for several vehicles leads to the single car garage with up and over door, power and light.

GARDENS

The property stands in attractive gardens, to the front laid to lawn with some mature plants and to the rear is an attractive garden with recently updated sun terrace and steps leading up to the mature level lawn.

SERVICES

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

