



### DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto the Welsh Street taking the first left hand turn into St Kingsmark Avenue, where following the numbering the property can be found on the right hand side.

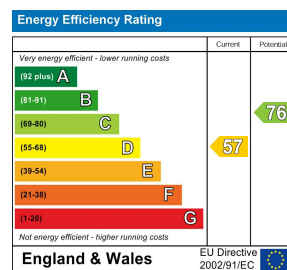
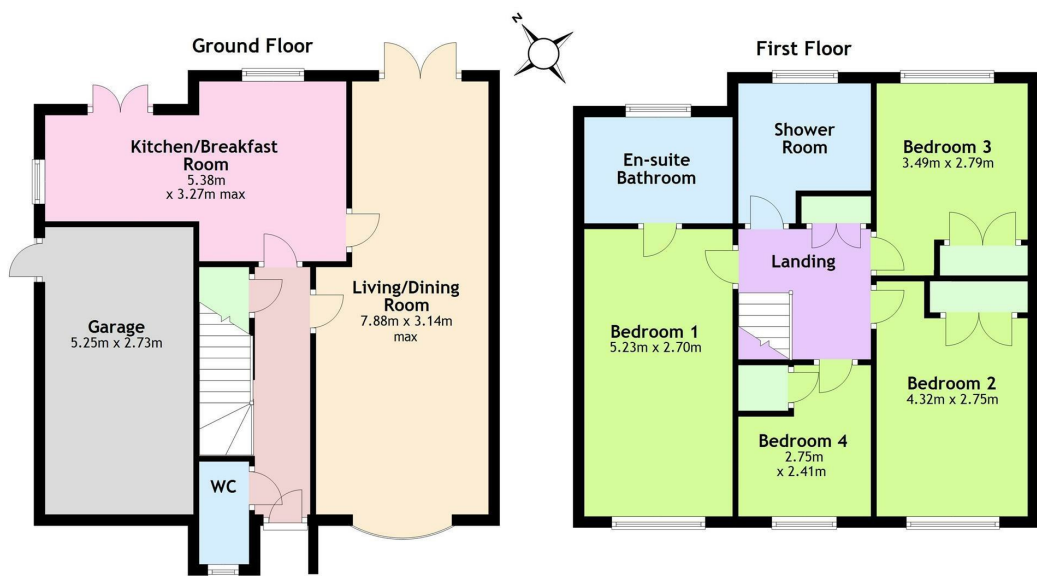
### SERVICES

All mains services are connected to include gas central heating.

Council Tax Band E.

### TENURE - FREEHOLD

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



# 100 ST. KINGSMARK AVENUE, CHEPSTOW, MONMOUTHSHIRE, NP16 5SN



## OFFERS IN EXCESS OF £420,000

Sales: 01291 629292

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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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**PLEASE NOTE**  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishing.

**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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



A well appointed four bedroom detached property located in this ever popular area, locally known as 'The Danes' in Chepstow. To the ground floor are sitting/dining room, kitchen/diner and cloak room, with four bedrooms, one of which has en-suite bathroom and separate family shower room to the first floor. Outside, the property benefits from off road parking and low maintenance front and rear gardens. Being situated in Chepstow town centre, a number of facilities are close at hand to include local primary and secondary schools within close walking distance, pubs, restaurants and shops, doctors and dentists are also close by. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within easy commuting distance.

#### ENTRANCE HALL

With ceramic flooring and understairs storage.

#### SITTING/DINING ROOM

**7.87m x 3.14m (25'9" x 10'3")**

A spacious sitting/dining room with feature fireplace. Window to front elevation and patio doors to rear garden.

#### KITCHEN/DINER

**5.4m x 3.2m (17'8" x 10'5")**

Appointed with a matching range of cream base and eye level cupboards with marble effect work tops over. Four ring gas hob with extractor over and built-in electric oven below. Round stainless steel sink and drainer unit with mixer tap. Space for dishwasher and washing machine. Subway tiled splash backs and black ceramic tiled flooring. Window and door to rear elevation.

#### DOWNSTAIRS CLOAKROOM

With low level WC and white vanity wash hand basin with chrome mixer tap. Frosted window to front elevation.

#### FIRST FLOOR STAIRS AND LANDING

A spacious landing with access to the loft and large airing cupboard.

#### BEDROOM 1

**5.2m x 2.6m (17'0" x 8'6")**

A double bedroom with window to front elevation.

#### EN-SUITE

Comprising a three piece white suite to include corner bath with chrome taps, white pedestal wash hand basin and low level WC. Wood laminate flooring and half tiled walls. Frosted window to rear elevation.

#### BEDROOM 2

**4.3m x 2.7m (14'1" x 8'10")**

A double bedroom with built-in double wardrobe. Window to front elevation.

#### BEDROOM 3

**3.4m x 2.7m (11'1" x 8'10")**

A double bedroom with built-in double wardrobe. Window to rear elevation.

#### BEDROOM 4

**2.7m x 2.2m (8'10" x 7'2")**

Currently used as a dressing room with cupboard. Window to front elevation.

#### FAMILY SHOWER ROOM

Corner shower unit with marble effect tiles and electric shower, low level WC and white pedestal wash hand basin with chrome mixer tap. Half tiled walls and wood laminate flooring. Frosted window to rear elevation.

#### OUTSIDE

#### GARAGE

Integral garage with up and over door, power and lighting.

#### GARDENS

To the front the property benefits from off-road parking for two vehicles and level lawned area. To the rear a lovely private garden with paved patio area, level lawn with well stocked borders and a raised patio area to the rear for entertaining.

