



DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit, continue along the road and turn left at the traffic lights into St Lawrence Park and then immediately right, take the first cul-de sac turning on your left and then bare left where you will find the property.

SERVICES

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

TENURE - FREEHOLD

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



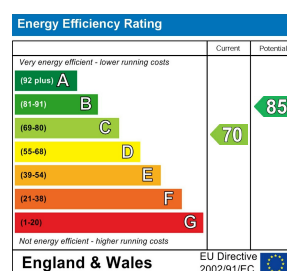
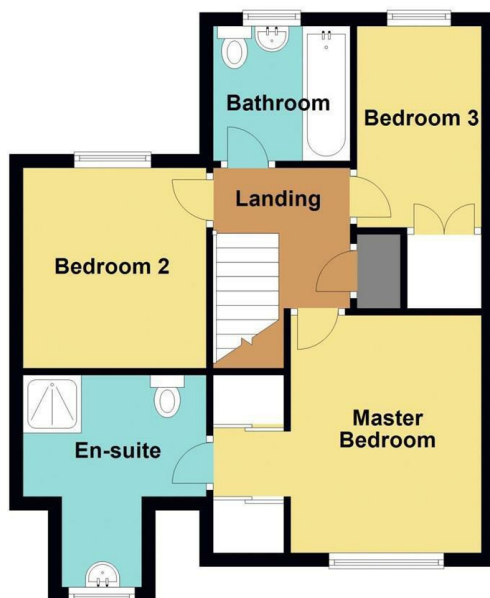
Ground Floor

Approx. 50.6 sq. metres (544.1 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



Total area: approx. 95.8 sq. metres (1031.0 sq. feet)

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.



**106 ST. LAWRENCE PARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 6DQ**

3 2 1 C

£335,000

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

Offered to the market with the benefit of no onward chain, this property in St Lawrence Park comprises a detached three bedroom home situated on this popular development. Occupying a pleasant position within a cul-de-sac setting, the property affords practical living accommodation to suit a variety of markets and offers to the ground floor entrance hall, lounge/diner, kitchen, utility room and WC whilst to the first floor there are three bedrooms one en-suite and family bathroom. The property further benefits a private driveway, single garage and low maintenance gardens to both front and rear elevations.

The town centre of Chepstow is close at hand with its attendant range of facilities. There are also good junior and comprehensive schools nearby as well as bus and rail links. The A48, M48, M4 and M5 motorway networks bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

GROUND FLOOR

ENTRANCE HALL

Entered via composite double glazed door. Stairs to first floor.

LOUNGE AREA

4.60m x 3.02m max (15'1" x 9'10" max)

uPVC double glazed window to front aspect. Fitted fire surround.

DINING AREA

2.16m plus bay x 2.26m (7'1" plus bay x 7'4")

Leads on from lounge. uPVC double glazed bay window and uPVC door to rear garden.

KITCHEN

2.74m plus recess x 3.28m (8'11" plus recess x 10'9")

Appointed with a range of base and eye level storage units with ample laminate work surfacing over. Tiled splashbacks and vinyl flooring. Four ring gas hob with extractor hood over and electric oven below. Space for dishwasher and fridge/freezer. Handy understairs storage cupboard. uPVC double glazed window to rear elevation. Door to utility room.

UTILITY AREA

Composite double glazed door to side garden. Fitted with a laminate worksurface and shelving. Wall mounted gas boiler, which has recently been updated.

WC/CLOAKROOM

Pedestal wash hand basin and low level WC. Frosted window to side elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access point leading to a partially boarded loft. Doors to all first floor rooms.

BEDROOM 1

3.30m x 2.97m (10'9" x 9'8")

uPVC double glazed window to front aspect. Built-in wardrobes. Door to :-

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include low level WC, pedestal wash hand basin and shower cubicle with recently fitted shower over. Frosted uPVC window to front elevation.

BEDROOM 2

2.62m x 2.92m (8'7" x 9'6")

A double bedroom with window to rear elevation.

BEDROOM 3

2.92m x 1.93m (9'6" x 6'3")

A good size bedroom with window to the rear elevation. Built-in wardrobe.

FAMILY BATHROOM

Comprising a three-piece suite to include panelled bath with shower over, pedestal wash hand basin and low level WC. Frosted uPVC window to rear. Part-tiled walls.

OUTSIDE

GARAGE

5.59m x 2.41m (18'4" x 7'10")

Integral garage with up and over garage door. Power and lighting.

GARDENS

To the front of the property is a private driveway leading to the garage. A level garden area laid mainly to lawn. To the rear is an enclosed level garden laid to lawn with patio area perfect for dining.

SERVICES

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

