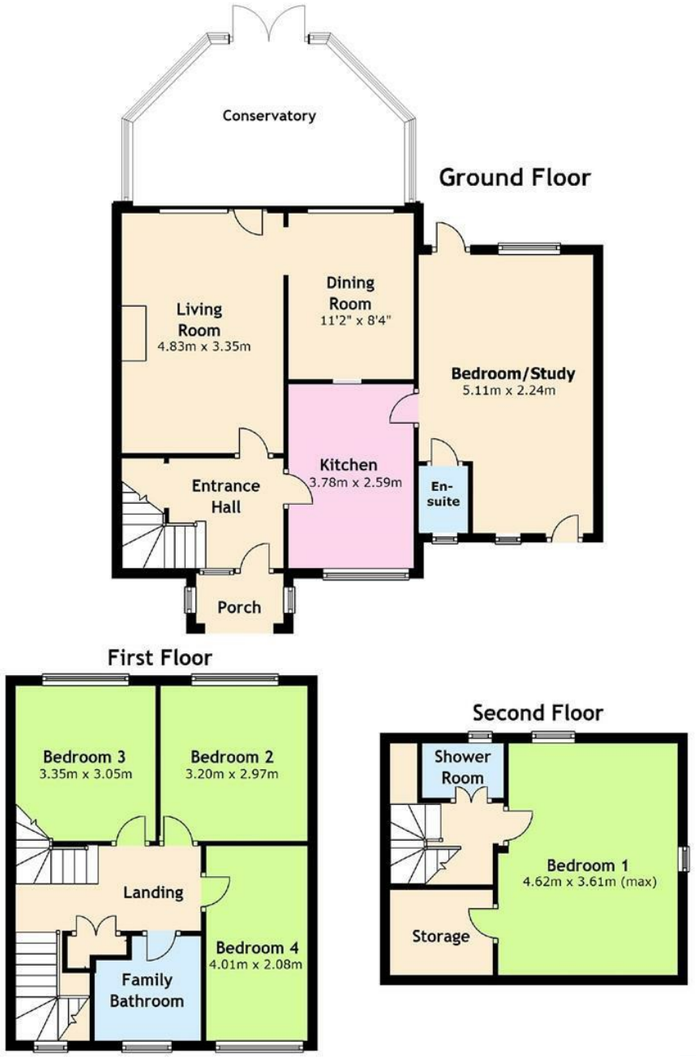
DIRECTIONS

From our Chepstow office proceed up Moor street, turning left onto the A48, continue along the A48 over the Wye bridge, after passing over the bridge take the first turning right signposted Sedbury and then the second exit at the next roundabout. Continue along this road passing the SPAR shop on your left hand side, taking the right hand turn shortly after onto Ormerod Road where the property can be found on your left.

TENURE - FREEHOLD

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

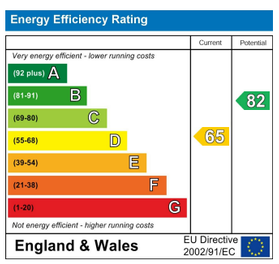


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.



15 ORMEROD ROAD, SEDBURY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7AZ

5 3 2 D

£319,950

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

This exceptional property offers spacious accommodation at a competitive price point, being located in the ever popular Sedbury area of Chepstow close to both local primary and secondary schools, shops, chemists, doctors surgery and other amenities. The spacious accommodation offers to the ground floor entrance porch, entrance hall, dining room open plan to living room with French doors to the conservatory, well appointed kitchen with rear hallway and additional reception room currently utilised as a fifth bedroom, benefitting its own en-suite shower room. To the first floor are three good sized bedrooms complemented by a family bathroom and at the top floor a further guest bedroom with shower room. The gardens are level and lawned, having off-street parking to the front.

There are good bus, road and rail links close at hand with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

PORCH
With door to front elevation.

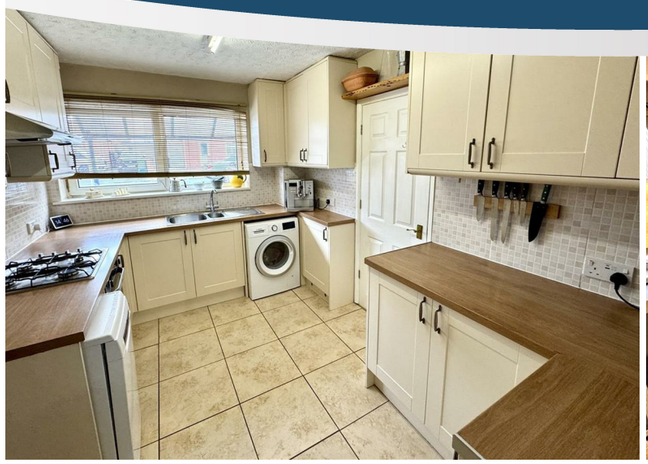
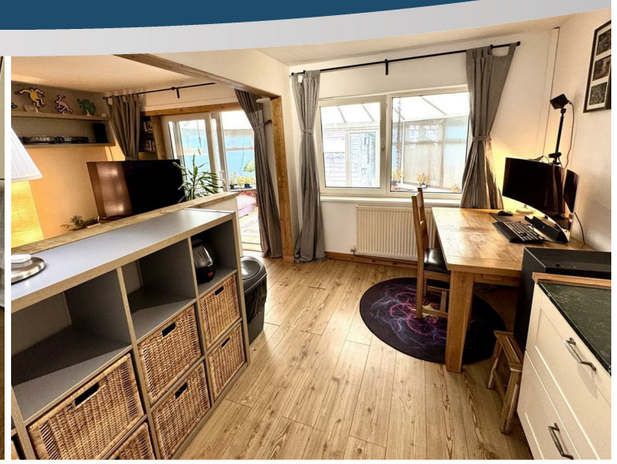
ENTRANCE HALL
Spacious entrance hall with stairs to first floor. Understairs storage cupboard.

KITCHEN
3.78m x 2.59m (12'4" x 8'5")
Appointed with a matching range of base and eye-level storage units with wood effect work surfacing over and tiled splashbacks. Four ring gas hob with extractor over and oven beneath. One and half bowl and drainer stainless steel sink unit with mixer tap. Space for washing machine and under counter fridge. Tiled flooring. Window to front elevation.

DINING ROOM
3.40m x 2.54m (11'2" x 8'4")
Window to the rear elevation. Wood effect flooring. Open plan to:-

LIVING ROOM
4.83m x 3.35m (15'10" x 10'11")
With wood burning stove set on a feature fireplace, wood effect flooring and French doors to:-

CONSERVATORY
uPVC double glazed construction. Wood effect flooring. French doors leading out to the rear garden.

STUDY/BEDROOM 5
5.11m x 2.24m (16'9" x 7'4")
Formerly the garage, now converted to a useful additional reception room offering flexible use as either a bedroom or home office. Wood effect flooring, door and window to the front elevation and further window to the rear elevation. Door to:-

EN-SUITE SHOWER ROOM
With step-in shower, low level WC and wash hand basin. Full tiled walls. Window to the front elevation.

FIRST FLOOR STAIRS AND LANDING
With airing cupboard.

BEDROOM 2
3.20m x 2.97m (10'5" x 9'8")
With window to the rear elevation.

BEDROOM 3
3.35m x 2.97m (10'11" x 9'8")
With window to the rear elevation.

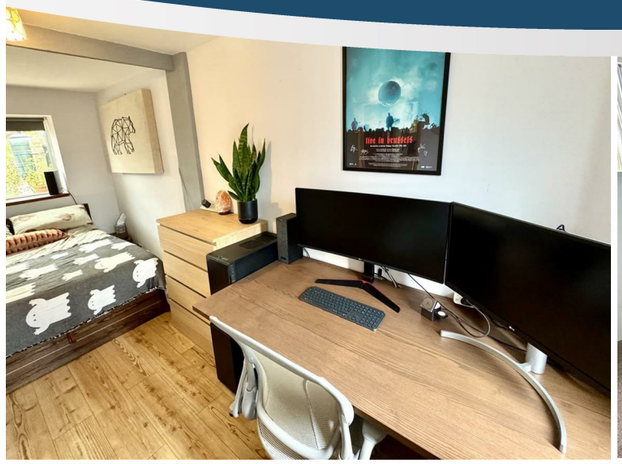
BEDROOM 4
4.01m x 2.08m (13'1" x 6'9")
With window to the front elevation.

BATHROOM
Comprising of a three piece white suite to include panelled bath with electric shower over and tiled surround, low level WC and wash hand basin. Wood effect flooring. Window to the front elevation.

SECOND FLOOR STAIRS AND LANDING

BEDROOM 1
4.62m x 3.61m (max) (15'1" x 11'10" (max))
With windows to the side and rear elevations, the rear enjoying extensive views.

SHOWER ROOM
Comprising of a three piece suite to include a step-in shower, low level WC and wash hand basin set into vanity unit. Fully tiled walls. Window to the rear elevation.

GARDENS
To the front ample off street parking and lawned area. To the rear a level and enclosed garden which enjoys a sunny aspect, laid to lawn with mature borders. Large garden store shed.

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