



### DIRECTIONS

From our Chepstow office proceed over the old Wye Bridge and up to the mini roundabouts. Take the left turn and continue along this road without deviation into the village of St Briavels. Proceed through the village turning right onto Bream Road and then right into Townsend Close where the property is on the right hand side.

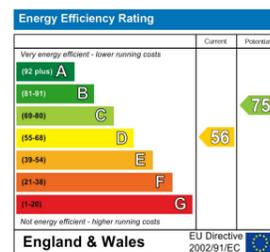
### SERVICES

Mains water and electric, private drainage and oil fired central heating.

2021/2022 Council Tax Band D

### TENURE - FREEHOLD

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



# 12 TOWNSEND CLOSE, ST. BRIAVELS, LYDNEY, GLOUCESTERSHIRE, GL15 6TJ

3 1 1 D

## OFFERS IN EXCESS OF £425,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

**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 finishes.

**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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Moon & Co are delighted to offer to the market this beautifully presented detached bungalow situated at the entrance to this quiet cul-de-sac. The property has been fully updated throughout, including new kitchen and bathroom as well as a full rewire, new heating system and roof. Briefly comprising internally of reception hall, with access to the living room full of natural light which in turn leads to a light and bright kitchen/dining room with modern fitted kitchen, providing further access to the conservatory with walkway to the side providing access to the garden and to the garage. Also accessed from the reception hall are three generous double bedrooms as well as updated family bathroom. Outside the property is positioned within a generous plot predominantly laid to lawn with paved seating area and off-road parking and garage access to the side. Being situated in St Briavels, a range of facilities are close at hand to include local pub, pantry shop as well as a Doctor's surgery and very well respected school in addition to the historical St Briavels Castle and Church with an abundance of local walks into the Forest of Dean. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

#### RECEPTION HALL

With composite frosted double glazed front door and window, spotlighting and double storage cupboard housing hot water tank. Loft access point.

#### LIVING ROOM 13'10" x 12'10"

A pleasant reception room with uPVC double glazed bay window to front and one to side. Benefiting also from a feature wood burner. Access to kitchen dining room.

#### KITCHEN/DINING ROOM 20'0" x 9'10"

This bright and spacious area offers a range of base and eye level storage units with wood effect worktops. Fitted appliances include high-level electric fan assisted oven, inset four ring electric hob and extractor over, low-level fridge and with space for washing machine. Also benefitting from inset one and a half bowl sink unit and mixer tap, tiled splashbacks and high gloss tiled flooring. Spotlighting. Two uPVC double glazed windows to the rear elevation as well as door. With French doors to side.

#### CONSERVATORY WALKWAY

Providing access to the garage and with doorway to garden.

#### BEDROOM 1 13'11" x 12'9"

A generous double bedroom with uPVC double glazed window to front elevation.

#### BEDROOM 2 12'9" x 9'8"

A double bedroom with uPVC double glazed window to front elevation.

#### BEDROOM 3 10'9" x 10'3"

A double bedroom with uPVC double glazed window to side elevation.

#### BATHROOM

Comprising a modern white suite to include low-level WC and wash hand basin with chrome mixer tap, both inset into vanity unit. Panelled L-shaped bath with chrome mixer tap and shower attachment. Also fitted with chrome heated towel rail, part tiled walls and wood effect tiled flooring, spotlighting and window to rear elevation.

#### OUTSIDE

To the front the property is approached via pedestrian pathway, with access to the single garage and parking area to the side. With generous lawned side and rear garden along with paved seating area. There is potential for a prospective buyer to further develop the plot to the side subject to the necessary planning permissions.

#### GARAGE

A single garage with up and over door, power and lighting and with plumbing and drainage for a washing machine. Pedestrian door access from conservatory. Housing floor mounted boiler.

