



DIRECTIONS

From Chepstow proceed up Moor Street, turning right onto the A48. At the roundabout take the second exit onto the slip road towards the Severn Bridge. At the next roundabout take the first exit signposted Thornwell. Proceed down the road taking the first left at the next roundabout then third left at the second roundabout, proceed along this road taking the second right turn into Well Close where following the numbering you will find the property on the left hand side.

SERVICES

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

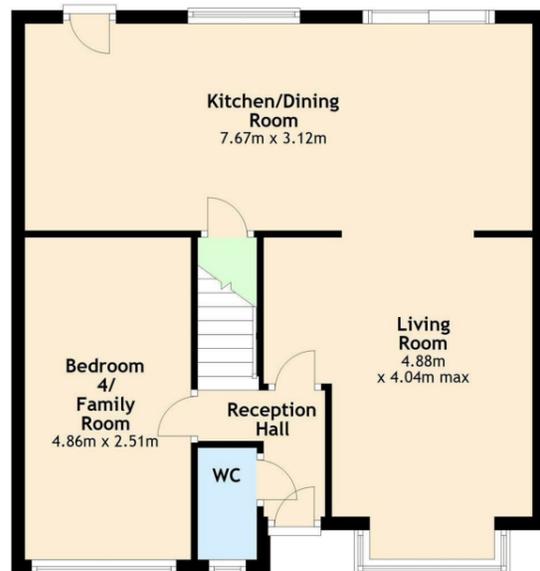
Council Tax Band E.

TENURE - FREEHOLD

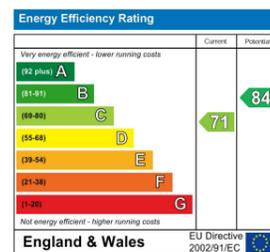
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**2 WELL CLOSE, THORNWELL, CHEPSTOW,
MONMOUTHSHIRE, NP16 5RZ**



£375,000

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. 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.

Being sold with the benefit of no onward chain, this well-appointed and spacious detached family home is situated in Well Close within this particularly popular residential location. The property benefits from a spacious plot with off road parking to the front and generous and enclosed rear gardens. Internally the property is accessed via reception hall leading to living room, giving further access to the modern kitchen/dining room, WC and a further reception room which can be utilised as a fourth bedroom. To the first floor are three bedrooms with the principal benefitting from en-suite as well as a family bathroom. Outside the property benefits from off-road parking for up to three vehicles to the front and low-maintenance garden to the rear.

Being situated in Thornwell a range of local amenities are close at hand to include shops, primary school and pub with a further range of facilities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Newport and Cardiff all within commuting distance.

GROUND FLOOR

RECEPTION HALL

A composite front door with glass inset leads to entrance hall with ceramic tiled floor. Stairs to first floor.

CLOAKROOM/WC

Low-level WC and wash hand basin set into storage unit with mixer tap and tiled splashbacks. Frosted window to front elevation.

LIVING ROOM

4.88m x 4.04m max (16'0" x 13'3" max)

Light and airy reception room with bay window to front elevation and wood effect flooring. Open to: -

KITCHEN/DINING ROOM

7.67m x 3.12 (25'1" x 10'2")

Spacious kitchen/dining room with kitchen area appointed with a matching range of base and eye level storage units with ample granite effect work surfacing over and tiled splashbacks. One and half bowl and drainer sink unit. Four ring electric hob with extractor hood over and eye level double oven. Built-in dishwasher along with one of the cupboards housing combi-boiler. Space for full height fridge/freezer and washing machine (available by separate negotiation). Loft access point and understairs storage cupboard. Pedestrian door and window to rear garden. Dining area benefits French door to rear patio area.

FAMILY ROOM/BEDROOM 4

4.86m x 2.51m (15'11" x 8'2")

A versatile room with window to front elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

BEDROOM 1

3.18m x 3.15m (10'5" x 10'4")

A double bedroom with window to front elevation and a range of fitted wardrobes. Door to: -

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include low-level WC, pedestal wash hand basin with mixer tap and shower unit with glass sliding shower door, rainfall shower and handheld shower attachments. Heated chrome towel rail. Tiling to one wall. Frosted window to side elevation.

BEDROOM 2

3.15m x 2.90m (10'4" x 9'6")

A double bedroom with window to rear elevation.

BEDROOM 3

2.11m x 1.88m (6'11" x 6'2")

With window to front elevation. Handy storage area.

FAMILY BATHROOM

Appointed with a three-piece suite to include vanity wash hand basin set into storage unit, low-level WC and panelled bath with PVC surround, glass shower screen, rainfall and handheld chrome shower attachments. Heated towel rail. Tiling to one wall. Frosted window to rear elevation.

GARDEN

To the front there is a private driveway offering parking for up to three vehicles. To the rear is a spacious garden with patio area and area laid to artificial grass. Further steps lead up to a decking and seating area along with area laid to artificial grass for ease of maintenance.

SERVICES

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

