



DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto Welsh Street. Proceed along this road where at the roundabout take the first exit. Take the first right turning and continue along the Usk Road towards the village of Shirenewton. As you enter the village pass the Tan House pub and take the next right into Tan House Court where you will find the property on your right.

SERVICES

Mains water, electricity and drainage with Oil fired central heating.
Council tax band G.

TENURE - FREEHOLD

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

GROUND FLOOR
1711 sq.ft. (159.0 sq.m.) approx.



TOTAL FLOOR AREA: 1711 sq ft. (159.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective purchasers are advised that dimensions should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Any fixtures and fittings shown are not included in the sale. Made with Mapplan 02/2009.

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 furnishings 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.

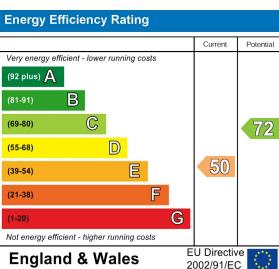
OFFERS

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.



**9 TAN HOUSE COURT, SHIRENEWTON,
CHEPSTOW, MONMOUTHSHIRE, NP16 6AH**



£525,000

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

This individually designed and constructed detached bungalow dating from the mid 1960's occupies a very pleasant plot within this established cul-de-sac, located in the heart of Shirenewton, a popular and well respected village with the benefit of a well regarded primary school and gastro pub, also being convenient to the historic town of Chepstow with its attendant range of facilities as well as good motorway access via the M48.

The accommodation, although well maintained, would benefit from some updating, therefore this property offers an excellent opportunity to create a comfortable family property to your own requirements. Briefly offering entrance porch into a large entrance hall/dining area, substantial living room, kitchen and bedroom three. The inner hallway gives access to the remaining bedrooms as well as bathroom, separate cloakroom and large shower room. The house also benefits from a large integral double garage and stands in attractive gardens.

ENTRANCE PORCH

Glazed door and side panel lead into the entrance porch, further glazed door and panel to:-

ENTRANCE HALL

A spacious entrance hall, giving access to:-

LIVING/DINING ROOM

6.15m x 4.24m (20'2" x 13'11")

An attractive principal reception room with dual aspect windows to the side elevation and patio doors to rear garden. Feature fireplace.

KITCHEN

3.94m x 2.67m (12'11" x 8'9")

Fitted with an extensive range of base and eye level storage

units with ample laminate worktops. Inset stainless steel single bowl sink unit with drainer and mixer tap. Integrated four ring electric hob, feature extractor fan and separate eye level double oven. Storage cupboard housing the oil central heating boiler. Half-tiled walls and tiled floor. Window and door to rear elevation.

BEDROOM 3/DINING ROOM

4.24m x 3.02m (13'11" x 9'11")

Windows to front and side elevations. Please note that this room could be utilised as a separate dining room if required.

INNER HALLWAY

Built-in airing cupboard and further storage cupboard. Courtesy door to double garage.



BEDROOM 2

4.57m x 2.77m (15'0" x 9'1")

Windows to front elevations and built-in wardrobes.

CLOAKROOM/WC

Window to rear elevation and low-level WC. Part-tiled walls.

BATHROOM

A two-piece suite to include panelled bath and wash hand basin with vanity unit. Fully tiled walls. Window to rear elevation.

PRINCIPAL BEDROOM

4.17m x 3.15m (13'8" x 10'4")

A double bedroom with windows to front elevation.

BEDROOM 4

3.15m x 2.13m (10'4" x 7'0")

Window to rear elevation.

SHOWER ROOM

A spacious shower room comprising a four-piece suite to include pedestal wash hand basin, low-level WC, bidet and step-in shower unit. Window to rear elevation and fully tiled walls.

GARAGE

7.80m x 6.10m (25'7" x 20'0")

A generously proportioned integral double garage with twin electric roller doors. Door to:-



UTILITY ROOM

2.41m x 1.80m (7'11" x 5'11")

With inset sink unit. Space for washing machine and tumble dryer. Window and door to rear elevation.

GARDENS

To the front a paved pathway leads to the front entrance door with a further paved pathway and double driveway providing off-street parking, giving access to the double garage, lawned area and mature shrubs. The rear garden benefits from a large raised terrace with steps down to a lower lawn area with mature borders along with a cultivated vegetable area with greenhouse.

SERVICES

Mains water, electricity and drainage with Oil fired central heating.