



DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto the A48. Proceed to the roundabout taking the third exit and continuing down Pwllmeyric Hill. At the bottom of the hill take the left hand turn before the fuel station towards Mathern. Proceed along this road taking the first left upon entering the village at the war memorial. Continue along this road taking the first left into Orchid Meadow, where continuina along this road you will find the property on the left hand side.

SERVICES

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

TENURE - FREEHOLD

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



15 ORCHID MEADOW, PWLLMEYRIC, CHEPSTOW, MONMOUTHSHIRE, NP16 6HP



£499,950

Sales: 01291 629292

E: sales@thinkmoon.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 S. 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.

15 Orchid Meadow comprises of a well appointed and maintained detached family house occupying a pleasant position within this sought after cul-de-sac in the popular village of Pwllmeyric, itself conveniently located close to the nearby town of Chepstow with excellent range of facilities.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Stairs off: -

CLOAKROOM/WC

With low level WC and wash hand basin. Window to front elevation.

STUDY

10'6" x 7'7"

With window to front elevation.

KITCHEN

16'5" x 8'10"

With matching range of base and eye level storage with ample work surfacing over. Fitted four ring gas hob and eye level electric oven and grill. Stainless steel one and a half bowl and drainer sink unit and mixer tap. Wall mounted gas fired boiler providing domestic hot water and central heating. Window to front elevation, door and window to side elevation.

LIVING ROOM

15'8" x 13'2"

Window to and French doors to rear garden. Attractive feature fireplace. Double doors to: -

DINING ROOM

10' x 8'6"

With window to rear garden.

FIRST FLOOR STAIRS AND LANDING

Spacious landing with window to side elevation. Access point to loft space.

BEDROOM 1

11' x 10'1"

With window to rear elevation. Range of built-in wardrobes.

EN-SUITE SHOWER ROOM

Appointed with a three piece suite comprising of step-in shower cubicle, low level WC and wash hand basin. Window to side.

BEDROOM 2

10'4" x 9'8"

Window to rear. Built-in wardrobe.

BEDROOM 3

11' x 8'6"

Window to front and side elevation.

BEDROOM 4

8'9" x 7'3"

With window to front elevation.

FAMILY BATHROOM

With three piece suite comprising of panelled bath, low level WC and wash hand basin. Window to front elevation.

OUTSIDE

GARDENS

The property stands in delightful mature gardens, to the front with lawned area with mature hedging along with double driveway giving access to the detached double garage. The rear gardens are particularly attractive with the West aspect, two mature palms with lawned area and good variety of mature trees, shrubs and flowering plants.

