



## DIRECTIONS

From our Chepstow office, proceed through the Archway, turning right onto Welsh Street. At the roundabout take the second exit signposted Devauden. As you approach Devauden you will see a signpost on the right hand side before The Veddww, turn right and then you will find the driveway to Fellbank immediately on your left.

## SERVICES

Mains water and electricity are connected. Private drainage.

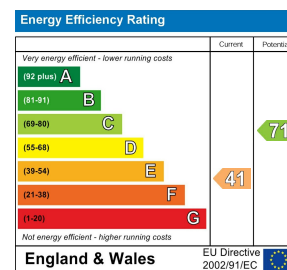
## TENURE - FREEHOLD

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

GROUND FLOOR  
1397 sq.ft. (129.7 sq.m.) approx.



TOTAL FLOOR AREA: 1397 sq.ft. (129.7 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FELLBANK VEDDW DEVAUDEN, CHEPSTOW, MONMOUTHSHIRE, NP16 6PH



£450,000

Sales: 01291 629292  
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**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.



Fellbank comprises a detached bungalow originally of Woolaway construction with later extensions providing spacious three bedroom accommodation, and located in an enviable position in The Veddw a beautiful unspoilt part of Monmouthshire close to the nearby villages of St. Arvans and Devauden as well as the historic town of Chepstow.

The accommodation briefly offers entrance hall, living room, kitchen, sitting room, three bedrooms and bathroom along with detached garage. The property stands in approximately 2 acres of gardens and grounds and offers potential for either renovation of the existing property or, subject to the necessary planning consent, the construction of a new bespoke high efficiency dwelling.

The Veddw itself is a beautiful spot nestled close to Chepstow with excellent road links via the M48 motorway junction also near to beautiful countryside walks and other pursuits as well as the Wye Valley.

**ENTRANCE HALL**  
Door to front elevation.

**LOUNGE**  
**4.37m x 3.58m (14'4" x 11'9")**  
Window to front elevation and feature fireplace.

**KITCHEN**  
**4.37m x 3.56m (14'4" x 11'8")**  
With a range of storage units, built-in storage cupboards and window to rear elevation.

**LOUNGE/DINING ROOM**  
**6.22m x 3.35m (20'5 x 11'0")**  
With patio doors to front elevation and window to utility room. Walk-in pantry. Door to:-

**UTILITY ROOM**  
**4.24m x 3.35m (13'11" x 11'0")**  
Small lean to utility room with double doors to both side elevations, and window to side elevation. Access to:-

**CLOAKROOM/WC**  
Low level WC and window to side elevation.

**BEDROOM ONE**  
**4.39m x 2.84m (14'5" x 9'4")**  
Window to front elevation.

**BEDROOM TWO**  
**6.05m x 2.49m (19'10" x 8'2")**  
Dual aspect windows to front and rear elevation. Door to:-

**BEDROOM THREE**  
**3.81m x 2.82m (12'6" x 9'3")**  
Dual access from bedroom two and the landing. Window to rear elevation.

**BATHROOM**  
Comprising of a three piece suite to include bath with shower over, WC and wash hand basin. Window to rear elevation.

**OUTSIDE**  
The property is approached via a private in and out driveway with single car garage. The gardens are somewhat overgrown but have potential to be a striking feature, the owners family having been previous Chelsea Flower Show gold medal winners with a speciality in Acer trees, of which there are many located throughout the gardens and fields nearby.

**GARAGE**  
**6.88m x 3.00m (22'7" x 9'10")**  
With double doors to the front and window to side elevation.

**SERVICES**  
Mains water and electricity are connected. Private drainage.

