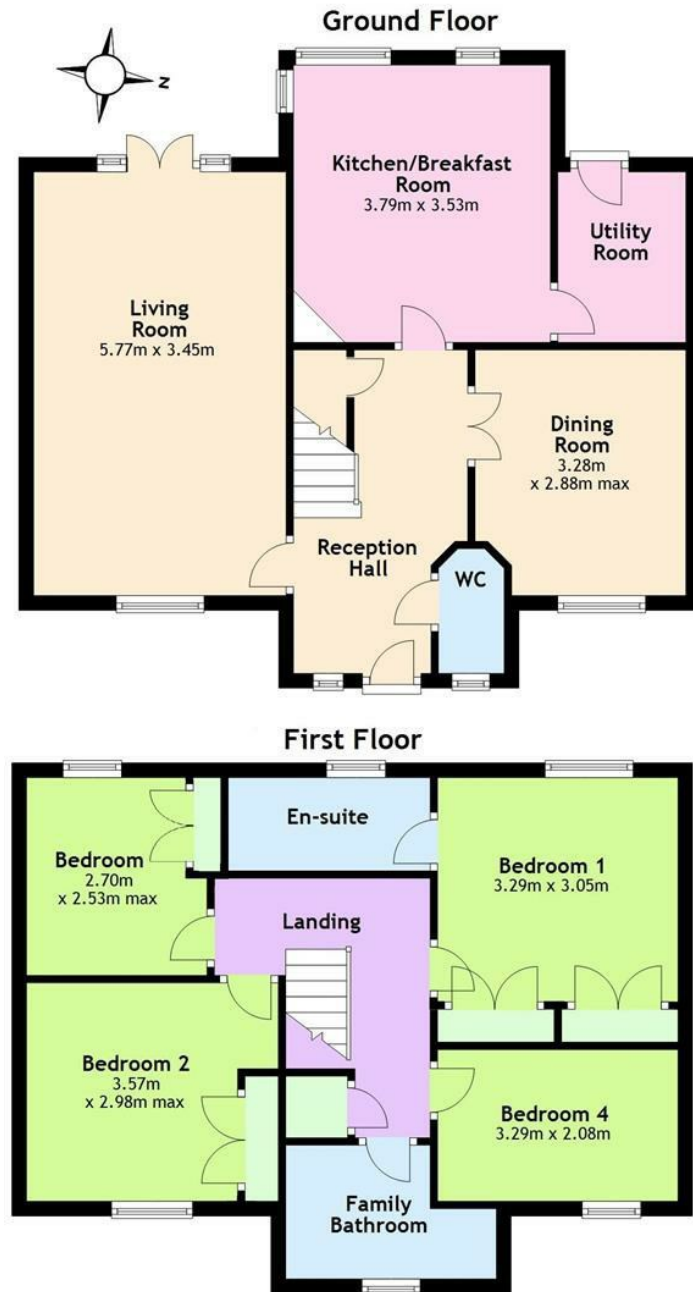


DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit onto St. Lawrence Road. Proceed to the traffic lights, turning left into St. Lawrence Park, bear left at the T junction and continue around taking the first left into the cul-de-sac, where you will find the property on your right-hand side.

TENURE - FREEHOLD

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



**14 ST. LAWRENCE PARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 6DP**

4 2 2 D

£515,000

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Located on the ever sought after St. Lawrence Park development, this immaculately presented and updated detached family home, affording well-planned living accommodation is situated on a generous private plot in a quiet cul-de-sac. The property briefly comprises to the ground floor: reception hall, sitting room with French doors opening to the rear garden, snug/dining room, spacious open plan kitchen/breakfast room, utility room and cloakroom/WC. To the first floor are four bedrooms, principal bedroom with en-suite, in addition to a family bathroom. Further benefits include a private driveway to the side of the property providing parking for several vehicles giving access to the double garage. The property features a private garden with a range of mature trees and shrubs, with patio providing a perfect dining and entertaining area.

The market town of Chepstow is a short distance away with its attendant range of facilities. There are also good junior and comprehensive schools nearby as well as bus and rail links. The A48, M48, M4 and M5 motorway network bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

GROUND FLOOR

RECEPTION HALL

A composite front door leading into the welcoming reception hall.

SITTING ROOM

5.77m x 3.45m (18'11" x 11'3")

Window to front elevation and French doors leading out to the rear garden. Feature fireplace with a marble hearth.

CLOAKROOM/WC

Comprising a low level WC and pedestal wash hand basin with chrome mixer tap. Subway style half tiled walls and ceramic tiled floor. Frosted window to front elevation.

SNUG/DINING ROOM

3.28m x 2.88m max. (10'9" x 9'5" max.)

Currently utilised as a snug but could become a playroom/home office/formal dining room. Window to front elevation.

KITCHEN

3.79m x 3.53m (12'5" x 11'6")

A modern family kitchen with dual aspect windows to side and rear elevations. Fitted with a range of high gloss white cupboards providing ample overhead and under counter storage with a granite effect worktop. Built-in eye level double oven and dishwasher. Five ring gas hob with stainless steel extractor fan over. Inset single enamel sink with drainer and chrome mixer tap and subway style splashbacks. Ceramic tiled floor.

UTILITY ROOM

With half glazed door to private rear garden. High gloss white base and eye level cupboards with granite effect worktop, tiled splashbacks and inset stainless steel sink with chrome mixer tap. Space for under counter washing machine. Space for full height fridge/freezer. Housing the central heating boiler. Tiled floor.

STAIRS AND FIRST FLOOR LANDING

A galleried landing area with loft access and airing cupboard.

BEDROOM 1

3.29m x 3.05m (10'9" x 10'0")

A lovely light room with window overlooking the rear garden and double built-in wardrobes. Door to:-

EN-SUITE SHOWER ROOM

Comprises a three piece suite to include wash hand basin with chrome mixer tap, low level WC and shower unit with chrome rainfall overhead shower and hand held shower attachment. Chrome heated towel rail. Travertine fully tiled walls and floor. Frosted window to the rear elevation.

BEDROOM 2

3.57m x 2.98m (11'8" x 9'9")

Again a spacious double bedroom with built-in wardrobe and window to front elevation.

BEDROOM 3

2.70m x 2.53m max. (8'10" x 8'3" max.)

A further double bedroom with built in wardrobe and window to rear elevation.

BEDROOM 4

3.29m x 2.08m (10'9" x 6'9")

Window to front elevation.

FAMILY BATHROOM

Comprises a panelled bath with glass shower screen, tiled surround, mains fed power shower and chrome taps, pedestal wash hand basin with chrome taps and low level WC. Half tiled walls and tiled floor. Frosted window to front elevation.

OUTSIDE

GARDENS

The front of the property has easy maintenance gravel and paved areas with mature plants and shrubs. At the rear we have a really pretty South facing garden with mature low maintenance borders and patio area providing plenty of spaces to entertain, sit and enjoy this garden. Level lawned area. Gated access to the spacious driveway and also a pedestrian door into the double garage.

DETACHED DOUBLE GARAGE

A tarmac driveway provides off street parking for several vehicles and leads to the detached double garage with two up and over doors and pedestrian door to rear garden.

SERVICES

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

