



## DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit, continue along the road and turn left at the traffic lights into St Lawrence Park and then immediately right, then take the first cul-de-sac turning on your left.

## SERVICES

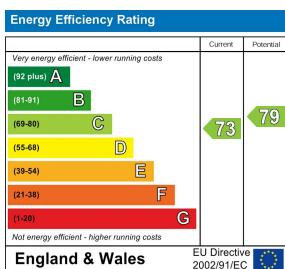
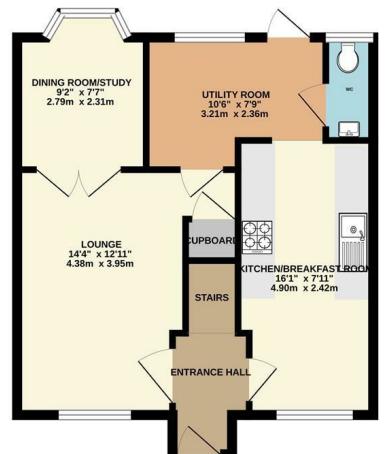
All mains services are connected to include gas central heating.  
Council tax band E.

## TENURE - FREEHOLD

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

GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as by any prospective purchaser. The services and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



**113 ST. LAWRENCE PARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 6DQ**



**OFFERS OVER £350,000**

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

This three bedroom semi detached house has been updated to provide additional accommodation by conversion of the garage to create a large contemporary kitchen along with the utility room as well as living room and dining room. To the first floor the principal bedroom benefits from a stylishly updated en-suite shower room along with two further bedrooms and updated family bathroom. The property benefits from being in a rare corner position with rear gardens adjoining parkland with pedestrian gate.

Situated within this most sought after development, Chepstow Community Hospital and Doctors is a short distance away, as is the market town of Chepstow with its attendant range of facilities. The Dell Junior School, Chepstow Comprehensive School and Leisure Centre are also close at hand. You will also find bus and rail links in Chepstow as well as the A48, M48 and M4 motorway networks which bring Newport, Cardiff and Bristol within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

Stairs to first floor.

### LOUNGE

**4.37m x 3.94m (14'4" x 12'11")**

A spacious reception room with window to front elevation and feature fireplace. Double doors to:-

### DINING ROOM

**2.79m x 2.31m (9'2" x 7'7")**

An attractive dining area with Bay window to rear elevation, currently utilised as a home office.

### KITCHEN

**4.90m x 2.41m (16'1" x 7'11")**

Well appointed with a range of base and eye level storage units with ample work surfacing over and tiled splashbacks. Inset one and a half bowl and drainer sink unit with mixer tap. Integrated fridge/freezer, double oven and microwave. Induction four ring hob with concealed extractor over. Window to front elevation.



## UTILITY ROOM

**3.20m x 2.36m (10'6" x 7'9")**

A spacious utility room with window and door to rear elevation. Space and plumbing for washing machine and tumble dryer.

## GROUND FLOOR WC

With low-level WC and wash hand basin (newly fitted in 2025). Window to rear elevation.

## FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

## PRINCIPAL BEDROOM

**3.94m x 3.84m (12'11" x 12'7")**

A pleasant principal bedroom with a range of built-in wardrobes. Deep window to front elevation. Dressing area leads to:-

## EN-SUITE SHOWER ROOM

Tastefully updated with wall-mounted vanity wash hand basin, low-level WC and large walk-in shower with glass door (newly fitted in 2025). Fully tiled walls and floor. Frosted window to front elevation.

## BEDROOM TWO

**2.95m x 2.41m (9'8" x 7'11")**

A double bedroom with window to rear elevation.



## BEDROOM THREE

**2.79m x 1.96m (9'2" x 6'5")**

With built-in wardrobes and window to rear elevation.

## FAMILY BATHROOM

Attractively updated with a good quality suite comprising panelled bath with mixer taps, shower attachment over and shower screen, wash hand basin and low level WC both inset to vanity storage unit. Tiled walls and flooring. Frosted window to rear elevation.

## OUTSIDE

To the front of the property there is a tarmac and gravelled parking area. The rear garden is a good sized corner plot with attractive views across open parkland towards the Wye Valley, having lawn and seating areas with a rear pedestrian gate.

## SERVICES

All mains services are connected to include gas central heating.