



DIRECTIONS

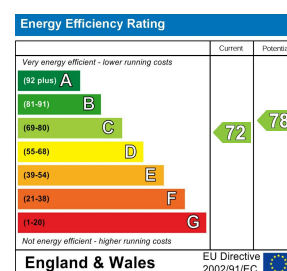
From Chepstow, proceed up the High Street, though the town arch heading right onto Welsh Street. Continue up Welsh Street taking the second left turn into Mount Way where you will find the property on the left hand side.

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.



**1 MOUNT WAY, CHEPSTOW, MONMOUTHSHIRE,
NP16 5NF**

 **3**  **2**  **1**  **C**

£595,000

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.

This detached modern two storey house benefits from generous proportions. The room sizes are generous in area and have been sympathetically designed to provide contemporary, well thought out, open plan apartment style living space featuring hardwood flooring, ceramic tiling and natural fibre carpeting throughout. The multi-level layout makes an interesting and unique opportunity to acquire a home of individual character on this small and exclusive development and benefits from a large degree of privacy provided by mature trees and established shrubs, being close to local facilities to include doctors surgeries and dentists as well as a range of pubs and restaurants. The property falls within the catchment area for The Dell Primary School being just a few minutes walk away and also Chepstow Comprehensive School. Chepstow also benefits from supermarkets and local shops and has access to good motorway links to include the M4 and M48 bringing Newport, Cardiff and Bristol within commuting distance.

UPPER GROUND FLOOR ENTRANCE PORCH

Large canopied entrance porch with recessed lighting. Raised landscaped planted beds. Door to reception area.

RECEPTION AREA

Ceramic tiled floor. Glazed double doors to the kitchen/breakfast room. Open to the living/dining area.

KITCHEN/BREAKFAST ROOM

4.96m x 2.70m (16'3" x 8'10")

Appointed with a matching range of contemporary style high gloss base and eye level storage units and pan drawers with ample bamboo work surfacing over and tiled splashbacks. One and a half bowl and drainer sink unit with mixer tap. Built-in eye level double electric oven, microwave and grill, larder fridge and dishwasher. Four ring electric touch control hob set into worksurface with stainless steel extractor hood over. Bamboo breakfast bar with opening to dining area. Tiled floor. Access to loft inspection point. Double glazed window to front elevation. Glazed French doors with step down to balcony overlooking the rear garden.

OPEN PLAN LIVING/DINING AREA

8.008m x 6.90m maximum overall measurement (26'3" x 22'7" maximum overall measurement)

Feature fireplace with gas fired living flame, shelf burner. Open to reading area with solid oak flooring and double glazed sliding door overlooking the rear garden. Solid oak floor to the dining area. Double glazed windows to front and rear elevations. Stairs to lower ground floor.

LOWER GROUND FLOOR HALLWAY

Recessed shelving with downlighting. Ceramic tiled floor. Doors off.

PRINCIPAL BEDROOM

8.09m x 6.89m (26'6" x 22'7")

A double bedroom with double glazed sliding patio door to rear garden. Open to dressing area with double glazed window to rear elevation and a number of built-in wardrobes. Door to: -

EN-SUITE BATHROOM

Appointed with a modern white suite to include low-level WC, wall-mounted wash hand basin with chrome mixer tap, corner panelled bath with chrome mixer tap and hand held shower attachment. Tiling to walls and tiled floor. Chrome heated towel rail. Obscure double glazed window to front elevation.

BEDROOM 2

3.18m x 2.70m (10'5" x 8'10")

A double bedroom with window to rear elevation. Built-in wardrobe. Solid oak flooring.

BEDROOM 3/STUDY

3.18m x 2.39 (10'5" x 7'10")

Currently being utilised as a study with double glazed wooden French doors to rear garden. Recessed shelving and storage area. Solid oak flooring.

UTILITY/STORE ROOM

4.02m x 3.43 max. measurement (13'2" x 11'3" max. measurement)

Single drainer stainless steel sink unit set into granite effect worksurfaces. Plumbing and space for washing machine and tumble dryer. Slate flooring. Feature window to side and glazed door to side elevation.

FAMILY SHOWER ROOM

Comprising a three piece suite to include low level WC, pedestal wash hand basin with chrome mixer tap and walk-in enclosure with mains fed shower. Part-tiled walls. Ceramic tiled floor. Obscure double glazed window to front elevation.

OUTSIDE

To the front elevation there is a driveway providing parking for several vehicles, as well as a lawned area with well stocked borders, maturing shrubs, trees and bushes. Steps and footpath to the side of the property lead to the generous rear landscaped gardens to include lawned area to one side, offering a potential to install a summerhouse/workshop if required, and a courtyard garden with private seating area, mature trees and bound by stone wall.

SERVICES

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

