



DIRECTIONS

From our Chepstow office, proceed up Moor Street , turning right onto the A48. At the High Beech roundabout take the fourth exit, passing Chepstow Racecourse on your right hand side. Proceed along this road passing The Piercefield Public House on your left, taking the left turn into the village of St Arvans. Proceed up the road turning left into Laurel Park. Continue taking the second right turn where following the numbering you will find the property on the left hand side.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

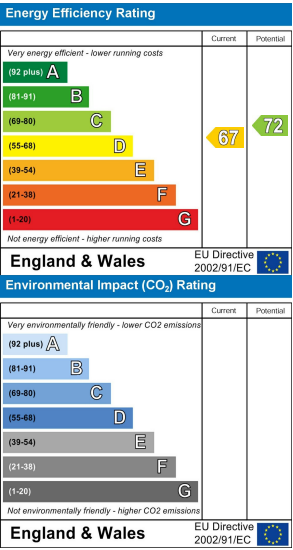
Council Tax Band G.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA : 3104 sq.ft. (288.4 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 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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£689,950

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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.

This spacious family home has undergone an extensive renovation programme in recent years to provide comfortable accommodation across two floors. Particularly striking is the large kitchen/family room to the rear of the house with extensive west-facing views across open countryside and access to a large sociable balcony also benefitting from rural views. On this entry level there is also a second sitting room along with guest bedroom with contemporary four piece en-suite bathroom. To the lower ground floor there is a large principal suite with dressing area and en-suite as well as additional guest bedrooms and a family bathroom, along with utility room. The property stands in pleasant gardens with parking to both the front and rear.

Being situated in the sought after village of St Arvans, a range of local amenities are available to include local pub/restaurant, playground, village hall which hosts the local playgroup and children's day nursery. Beautiful countryside walks and the historic Wye Valley are on the doorstep, with Chepstow Racecourse a short walk from the property. There are a further abundance of facilities in nearby Chepstow. There are also good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance. The local schools also provide bus transport from St Arvans.

UTILITY ROOM
2.46m x 1.93m (8'1" x 6'4")

A useful space with base level storage cupboards and work surfacing over with inset sink unit. Space for washing machine and tumble dryer.

STORAGE AREAS

Useful storage area with doors to rear and a separate outside storage area with door and window to rear.

OUTSIDE

GARDENS

To the front with extensive brick-paviour driveway. To the rear a pleasant, enclosed garden with attractive south-westerly rural views, with lower paved and decked area and an impressive balcony offering excellent entertaining and socialising space.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.



BEDROOM 4

3.96m x 2.95m (13'0" x 9'8")

With window to side elevation with extensive range of built-in wardrobes.

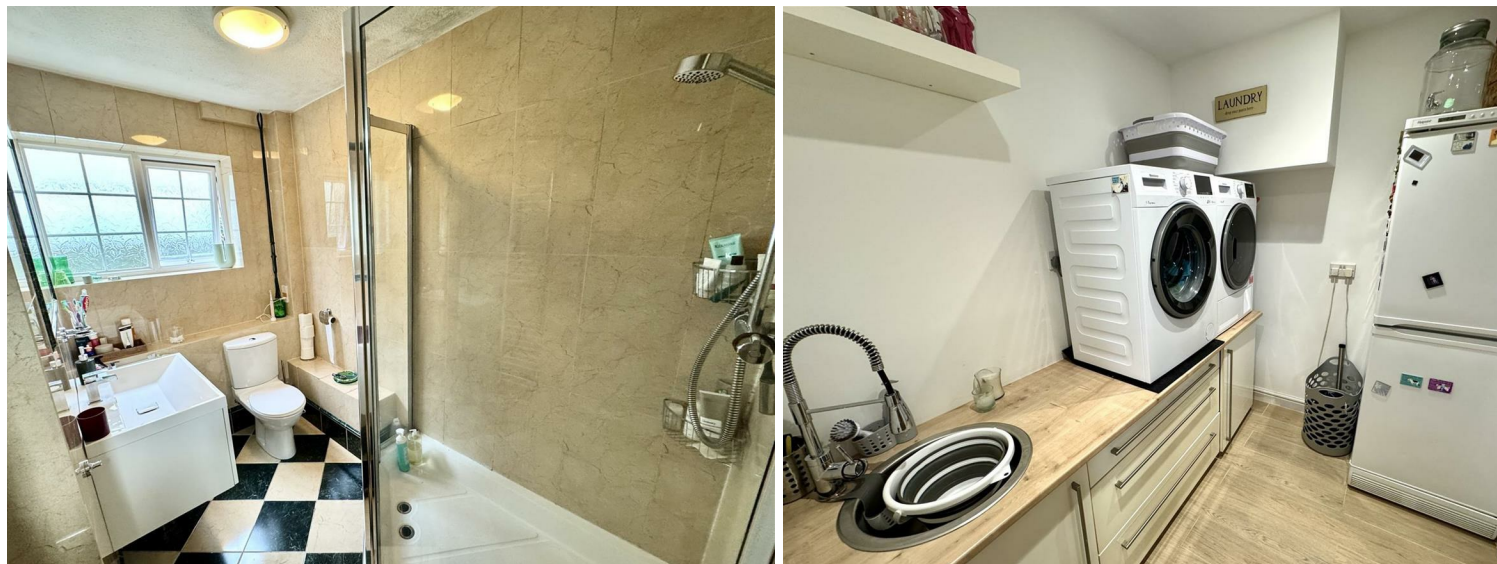
BEDROOM 5

3.51m x 2.44m (11'6" x 8'0")

With window to rear elevation.

FAMILY SHOWER ROOM

Appointed with an attractive three piece suite to include large walk-in shower, vanity wash hand basin and low-level WC. Tiled finish to walls and flooring.



ENTRANCE LEVEL

ENTRANCE HALL

An impressive space with stairs to lower ground floor. Useful storage cupboard.

CLOAKROOM/WC

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

SITTING ROOM

5.77m x 3.58m (18'11" x 11'9")

Spacious sitting room with windows to front and side elevations, as well as courtesy door to side. Tiled flooring.

KITCHEN/LIVING/FAMILY ROOM

A really super space which has recently been updated to provide a contemporary kitchen/living/family space.

KITCHEN AREA

3.58m x 3.51m (11'9" x 11'6")

Appointed with an extensive range of storage units with ample granite work surfacing over. Inset one and half bowl and drainer sink unit with mixer tap. Built-in appliances to include induction hob with extractor over, double oven and grill, large corner pantry unit, integrated dishwasher, wine cooler and space for American style fridge/freezer. The kitchen is also complemented by a large central island with seating. Window to rear with extensive rural views. Open plan to: -



LIVING/FAMILY AREA

7.32m x 3.68m (24'0" x 12'1")

A spacious living room with door and sliding French doors to rear giving access to the large balcony benefitting lovely westerly aspect.

GUEST BEDROOM

4.98m x 3.61m (16'4" x 11'10")

To the front of the property on this floor we find a large double guest bedroom with window to front elevation. Giving access to: -

EN-SUITE BATHROOM

A recently updated bathroom, appointed with a four-piece suite to include step-in shower, panelled bath, wash hand basin and low-level WC. Window to side. Half-tiled walls and tiled flooring.



LOWER GROUND FLOOR

A spacious hallway area with tiled flooring. Storage cupboard.

FAMILY ROOM

5.08m x 2.26m (16'8" x 7'5")

With patio doors to rear garden. Tiled flooring. Giving access to: -

PRINCIPAL BEDROOM

3.78m x 3.61m (12'5" x 11'10")

An impressive main bedroom with window to side elevation along with "his and hers" dressing rooms.

EN-SUITE SHOWER ROOM

Comprising a three-piece suite to include large walk-in shower, vanity wash-hand basin and low-level WC.

BEDROOM 3

3.51m x 3.23m (11'6" x 10'7")

A double bedroom with window to rear elevation. Extensive range of built-in wardrobes.

