

DIRECTIONS

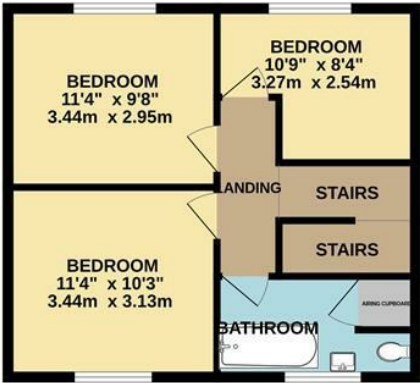
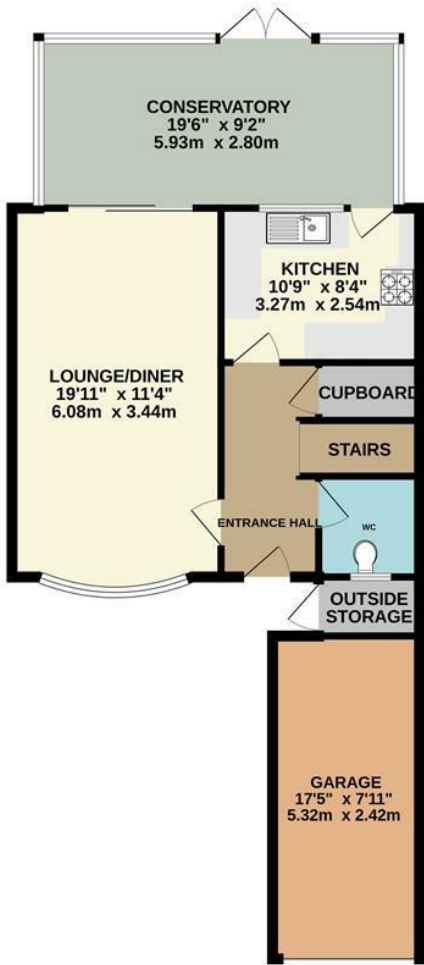
From our Chepstow office proceed towards the racecourse roundabout, heading straight across. Proceed along this road and as you approach the village of St. Arvans bear left towards Devauden and continue along the road turning left into Laurel Park where you will find the property on your left.

TENURE - FREEHOLD

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

GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 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.

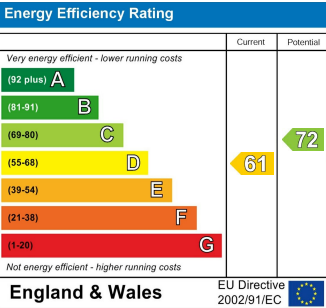
Made with Floorplan 120208

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.



1 LAUREL PARK, ST. ARVANS, CHEPSTOW,
NP16 6ED



£369,950

Sales: 01291 629292

E: sales@thinkmoon.co.uk

The property comprises an end-link three-bedroom house occupying a very sought-after position within the popular and attractive village of St. Arvans, located on the periphery of the famous Wye Valley, an area designated of outstanding natural beauty and being a short distance away from the historic town of Chepstow with its attendant range of facilities and giving access to M48 motorway bringing Cardiff, Newport and Bristol withing commuting distance along with high speed rail links from Bristol Parkway or Newport.

The property briefly comprises to the ground floor: entrance hall, cloakroom/WC, living room, kitchen and conservatory. To the first floor are three bedrooms and a family bathroom. Outside the property benefits from private driveway offering parking for two vehicles and leading to an attached garage, along with level gardens to the front and rear. Although the property does need some updating it is priced competitively and offers an excellent entry level step into this sought-after and desirable village.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Stairs to first floor.

CLOAKROOM/WC

With low-level WC and wash hand basin. Part-tiled walls. Window to front.

LIVING ROOM

6.07m x 3.45m (19'11" x 11'4")

Bright and airy main reception room with bay window to front elevation and patio doors leading to: -

CONSERVATORY

5.94m x 2.79m (19'6" x 9'2")

A spacious conservatory with uPVC double glazed windows and French doors to garden.

KITCHEN

3.28m x 2.54m (10'9" x 8'4")

Appointed with a matching range of base and eye level storage units with granite effect laminate work surfacing over and tiled splashbacks. One bowl and drainer stainless steel sink unit with mixer tap. Space for cooker and undercounter fridge and freezer. Window and door to conservatory.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 1

3.45m x 3.12m (11'4" x 10'3")

A double bedroom with window to front elevation.

BEDROOM 2

3.45m x 2.95m (11'4" x 9'8")

A double bedroom with window to rear elevation.

BEDROOM 3

3.28m x 2.54m (10'9" x 8'4")

With window to rear elevation.

FAMILY BATHROOM

Appointed with a three-piece suite to include low-level WC, pedestal wash hand basin with chrome taps and panelled bath

with chrome taps and shower over. Part-tiled walls. Airing cupboard. Window to front elevation.

GARAGE

Private driveway offering parking for two vehicles gives access to an attached single car garage with up and over door power and light.

GARDENS

To the front a good size garden laid to lawn with mature shrubs and bushes. The rear garden is of generous proportion laid to lawn and benefiting from a southerly aspect.

SERVICES

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

