



DIRECTIONS

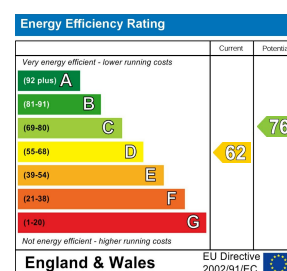
From our Chepstow office, proceed up Welsh Street towards Chepstow Racecourse, turning left into Piercefield Avenue just before the Racecourse roundabout. Take the next left hand turning and follow the road until the second turning on the right into the cul-de-sac where you will find the property on the right.

SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band E

TENURE - FREEHOLD

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



TY CARIAD 30 PIERCEFIELD AVENUE, CHEPSTOW, MONMOUTHSHIRE, NP16 5JB

3 1 2 D

£365,000

Sales: 01291 629292
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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.

Located in Piercefield Avenue, this property comprises a well-presented detached family home, occupying a pleasant position in this quiet cul-de-sac setting, within walking distance to both primary and secondary schooling, as well as an extensive range of amenities offered in Chepstow town centre. There is also a local SPAR shop situated a short distance away.

The well-planned living accommodation briefly comprises to the ground floor: entrance hall, generous lounge/diner which in turn leads to the kitchen and conservatory. The property benefits from a converted garage which now offers a WC and a handy utility room with side door access to the driveway. To the first floor are three bedrooms, and a family shower room. The property also benefits from a private driveway providing parking and low maintenance gardens to the front and rear. Viewing is strongly recommended to appreciate what this property has to offer.

GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed door to front elevation and window to side.

OPEN PLAN LIVING/DINING ROOM
6.98m x 3.14m maximum (22'10" x 10'3" maximum)

Spacious room with feature electric fireplace. Window to front elevation and glazed door to: -

CONSERVATORY
3.18m x 2.20m (10'5" x 7'2")

Of uPVC construction with French doors to rear garden.

KITCHEN
2.80m x 2.36m (9'2" x 7'8")

Appointed with a matching range of base and eye level storage units with ample wood effect laminate work surfacing over and tiled splashbacks. Four ring gas hob with concealed extractor over and eye level double oven. One and a half bowl and drainer sink unit with mixer tap. Built-in slimline dishwasher. Wall-mounted gas combi-boiler. Tiled floor. Window to rear elevation and door to side.

INNER HALLWAY

Half-turn stairs to first floor with understairs storage cupboard. Giving access to: -

UTILITY ROOM

With a range of base and eye level storage units. Space for full height fridge/freezer, washing machine and tumble dryer. Window to front and door to side elevation.

GROUND FLOOR WC

With low level WC and wash hand basin. Part-tiled walls and tiled flooring. Frosted window to side elevation.

FIRST FLOOR STAIRS AND LANDING

Window to side elevation. Loft access point with drop down ladder. Airing cupboard.

BEDROOM 1
3.53m x 2.90m (11'6" x 9'6")

A double bedroom with window to rear elevation. Mirror fronted built-in wardrobe.

BEDROOM 2
A double bedroom with window to front elevation. Range of built-in bedroom furniture.

BEDROOM 3
With window to front elevation.

SHOWER ROOM

Appointed with a three-piece suite to include low level WC and wash hand basin both set into vanity storage unit, corner shower cubicle with mains fed shower over. Tiled walls and flooring. Frosted window to rear elevation.

GARDENS

The property stands in low-maintenance gardens with driveway offering parking for one vehicle to the front, along with gravelled area and shrubs. To the rear is a landscaped garden with raised paved patio area and further gravelled area with flower beds, shrubs and bushes. Fence to boundary.

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

