



DIRECTIONS

From our Chepstow office proceed up the High St turning left onto the A48. Proceed over the Wye Bridge and then take the first right towards Sedbury. At the roundabout take the first exit and proceed along this road, turning left into Grahamstown Road where following the numbering you will find the property on the left hand side.

SERVICES

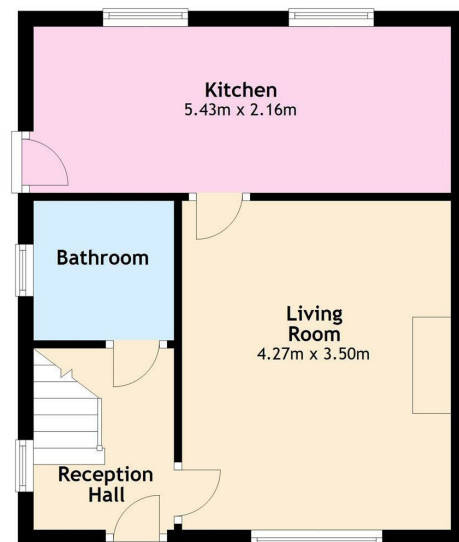
All mains services are connected to include gas central heating.
Council tax band B

TENURE - FREEHOLD

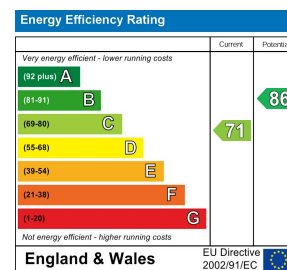
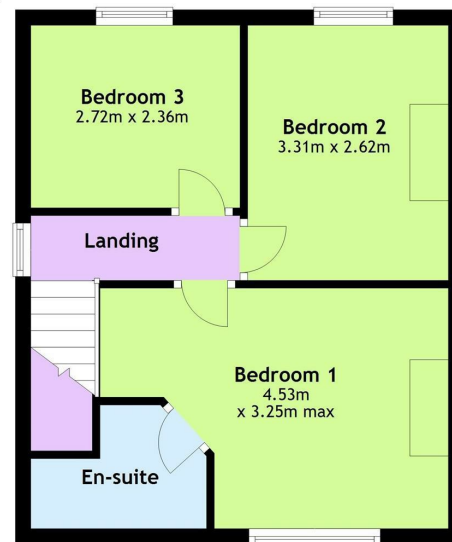
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**27 GRAHAMSTOWN ROAD, SEDBURY, CHEPSTOW,
MONMOUTHSHIRE, NP16 7AD**

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

£259,500

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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.

Moon & Co are delighted to offer to the market this spacious three bedroom property, situated within a popular residential location. The well-presented accommodation briefly comprises to the ground floor, reception hall, bathroom, living room, which in turn leads to the modern kitchen. To the first floor are three bedrooms, with the main benefiting from an en-suite shower room. Outside, the property offers off-road parking with gated access leading to a private rear garden.

Being situated in Sedbury a range of local facilities are close at hand to include local primary and secondary schools, shops and a pub, as well as doctors and chemists. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

RECEPTION HALL

Partially glazed uPVC entrance door. Window to the side elevation. Wood effect ceramic tiled floor. Stairs off to the first floor.

SITTING/DINING ROOM

4.28m x 3.51m (14'0" x 11'6")

A lovely and light open plan room. Window to front elevation. Wooden effect flooring. Decorative panelled walls. Leading to:-

KITCHEN

Fitted with an extensive range of base and eye level units with granite worktops over, one of the cupboards housing combi boiler installed in November 2024. Inset stainless steel one

and a half bowl sink with chrome mixer tap. Range cooker with five burner hob with a double and single oven and stainless steel extractor fan over. Space for a slimline dishwasher, washing machine, and fridge/freezer. Ceramic tiled floor and fully tiled walls. Two windows to the rear elevation and a frosted half-glazed door to the side elevation.

BATHROOM

Comprising a three-piece suite to include panelled bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap inset to vanity storage unit and low level WC. Chrome heated towel rail. Wood effect ceramic tiled floor. Fully tiled walls. Frosted window to side elevation.

FIRST FLOOR STAIRS AND LANDING

Window to the side elevation. Loft access point with an integrated pull-down ladder with power.

BEDROOM ONE

3.26m x 4.52m (10'8" x 14'9")

A spacious double bedroom with recess, perfect for wardrobes. Window to front elevation. Door to :-

EN-SUITE SHOWER ROOM

Comprising three-piece suite to include, inset low level WC, shower with shower screen and chrome shower attachments and wall mounted wash hand basin with chrome tap inset to vanity unit. Ceramic tiled walls and floor.

BEDROOM TWO

2.7m x 2.37m (8'10" x 7'9")

A double bedroom with window to rear elevation.

BEDROOM THREE

3.33m x 2.62m (10'11" x 8'7")

A good size bedroom which is currently being utilised as a home office. Window to rear elevation.

OUTSIDE

To the front of the property is off road parking on private driveway. Lawn with attractive tree. The rear garden is very pretty with a spacious patio area and a lawn with some attractive raised bed boundaries. There is also a pebbled area with seating. Brick built outhouse/storage shed which has power. Fence boundary.

SERVICES

All mains services are connected to include gas central heating.

