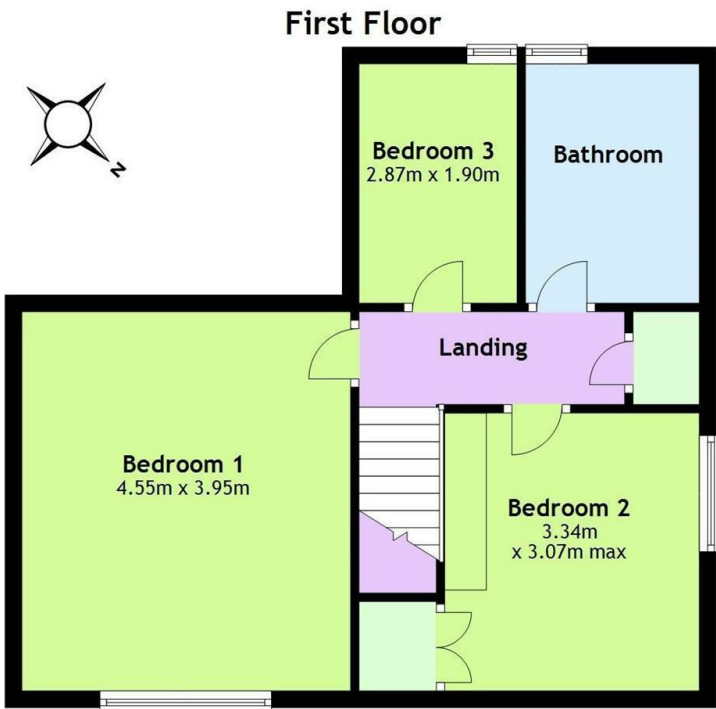
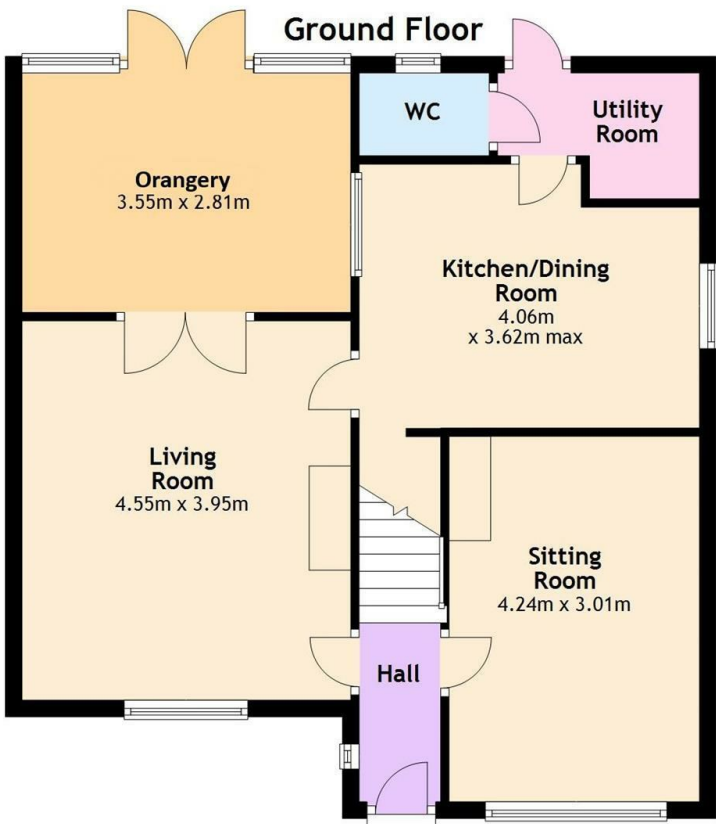


DIRECTIONS

From our Chepstow office proceed up the High Street through the town arch continuing up Moor Street turning left onto the A48. Continue down the hill take the first right turn. Proceed along this road taking the second right turn into Hardwick Avenue where following the numbering you will find the property.

TENURE - FREEHOLD

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



36 HARDWICK AVENUE, GARDEN CITY,
CHEPSTOW, MONMOUTHSHIRE, NP16 5DS

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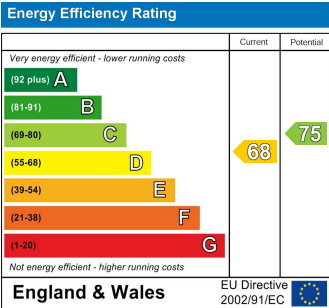
£345,000

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.



Occupying a pleasant position in this quiet residential location on the outskirts of Chepstow town centre, this immaculate early 20th century home offers fantastic, deceptively spacious and versatile living accommodation that will no doubt suit a variety of markets. The existing layout briefly comprises to the ground floor; entrance hall, generous lounge with feature wood burner, outstanding contemporary orangery, kitchen/breakfast room, further reception room/study, utility area and a cloakroom/WC. The first floor affords two double bedrooms, a third single bedroom/home office as well as a modern four-piece family bathroom. The property further benefits beautifully maintained gardens to both the rear and the side. Being situated in Chepstow, a number of facilities are close at hand to include local primary and secondary schools, shops, pubs and restaurants. The property being within walking distance of the town centre, bus station and train station, with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol within commuting distance.

GROUND FLOOR

ENTRANCE HALL

With composite entrance door and window to side elevation. Staircase to first floor.

SITTING ROOM/STUDY/SNUG
4.24m x 3.01m (13'10" x 9'10")

A really versatile, good sized room with feature fireplace with freestanding wood burner. Window to the front elevation.

LOUNGE
4.55m x 3.95m (14'11" x 12'11")

A well proportioned reception room with feature free standing wood burner with quarry tiled hearth. Window to front elevation, French doors leading out to the orangery and a separate door leading through to the:-

KITCHEN/DINING ROOM
4.06m x 3.62m max (13'3" x 11'10" max)

The kitchen area comprises an extensive range of fitted wall

and base units with ample laminate worktop, tile splashback and inset one bowl stainless steel sink with mixer tap. A range of integrated appliances to include dishwasher, four ring gas hob with extractor hood over and an eye level electric oven/grill as well as an integrated fridge. Wood effect laminate floor. Plenty of space for dining table and chairs. Window looking into the orangery and a window to side. Door to:-

REAR LOBBY/UTILITY AREA

Providing plenty of space for white goods as well as housing the Worcester combi boiler. Quarry tiled floor. Pedestrian door to the rear garden and door to:-

CLOAKROOM/WC

A modern suite to include wall mounted wash hand basin and low-level WC. Quarry tiled floor. Frosted window to rear elevation.

ORANGERY
3.55m x 2.81m (11'7" x 9'2")

Accessed from the lounge and provides a super stylish contemporary dining area or indeed offering further versatile use depending on requirements. Enjoying a vaulted roof lantern flooding lots of natural light as well as French doors and full height windows out to the southerly rear aspect. Contemporary tiled floor and electric storage heater.

FIRST FLOOR STAIRS AND LANDING

A spacious landing area with loft hatch and built in large airing cupboard with inset shelving. Doors to all first floor rooms.

BEDROOM 1
4.55m x 3.95m (14'11" x 12'11")

A very well proportioned main double bedroom with feature original fireplace and large picture window to the front elevation affording fantastic open aspect views.

BEDROOM 2
3.34m x 3.07m max (10'11" x 10'0" max)

A second really well proportioned guest double bedroom with window to the side elevation. Original fireplace and built-in wardrobe as well as access to the eaves storage.

BEDROOM 3
2.87m x 1.90m (9'4" x 6'2")

A good size single bedroom with window to the south facing rear elevation.

FAMILY BATHROOM

Comprises a modern contemporary four-piece suite to include panelled bath with tile surround, walk-in shower cubicle with mains fed shower unit, tile surround and separate handheld shower attachment, pedestal wash hand basin with mixer tap and low-level WC. Wall mounted heated towel rail. Half-tiled walls and tiled floor. Frosted window to the rear elevation.

GARDENS

The front of the property is approached by a pedestrian pathway which leads to private gated access leading to the front garden which is of a good size and low-maintenance, mainly laid to lawn bordered by an attractive range of plants and shrubs. There is an attractive block paved area perfect for enjoying the morning sunshine. To the side of the property there is a very generous low-maintenance garden with several brick paved areas, there are also a couple of areas laid to lawn bordered by an attractive range of plants, trees and flower beds. Furthermore there are two useful wooden sheds providing ample storage. Gated pedestrian access leading out to both the rear pedestrian lane and to the side of the property. The rear garden has a courtyard area with attractive retaining wall with a range of plants, shrubs and flowers, fully enclosed by timber fencing. The rear garden enjoys a sunny south-westerly aspect.

SERVICES

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

