



DIRECTIONS

From our Chepstow office proceed on foot up the High Street through the town Arch and turn left onto Welsh Street. Proceed along Welsh Street where you will find the property on your left.

SERVICES

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

MAINTENANCE AND SERVICE CHARGE

Maintenance Charge TBC

TENURE - LEASEHOLD

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



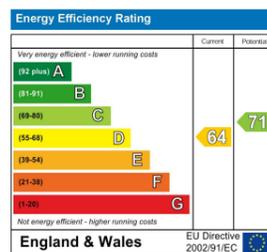
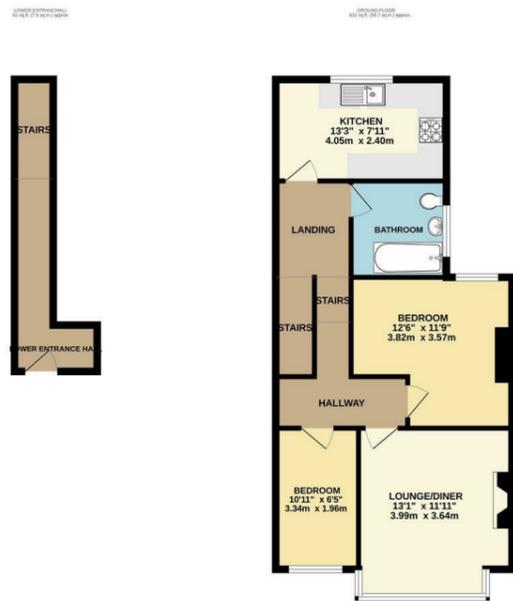
FIRST FLOOR FLAT, 11 WELSH STREET, CHEPSTOW, MONMOUTHSHIRE, NP16 5LN



£174,950

Sales: 01291 629292

E: sales@thinkmoon.co.uk



TOTAL FLOOR AREA: 713 sq. ft. (66.2 sq. m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of actual dimensions should be used for all purposes. The floor plan is for guidance only and should not be used as a basis for any purchase. The floor plan, fixtures and fittings are shown for information only and are not intended to be a contract. All dimensions are approximate. Measurements are taken to the best of our knowledge and are not guaranteed.

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.

Offered to the market with the benefit of no onward chain, this spacious first floor apartment is situated in a popular town centre location within walking distance to an extensive range of amenities, whilst retaining excellent commutable access to the motorway network.

The well planned and deceptively sizeable accommodation briefly comprises; entrance hall, kitchen/breakfast room, lounge/diner, two double bedrooms and bathroom. This would ideally suit a first time buyer, professional couple or indeed as an investment opportunity and we strongly advise arranging an internal viewing to appreciate what this property has to offer.

Being situated in Chepstow 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

Shared access with ground floor commercial property.

ENTRANCE HALL

Separate private door leading into entrance to property with useful shoes and coats area. Stairs to split level landing with access onto the upper landing area. Providing access to :-

KITCHEN

4.05m x 2.40m (13'3" x 7'10")

Comprising a range of fully fitted base and eye level storage units with wood effect laminate work surfacing over. Inset one and half bowl and drainer stainless steel unit. Integrated electric four ring hob and oven/grill below with extractor hood over. Space for washing machine and full height fridge/freezer. Cupboard with gas combination boiler. Window to rear elevation.

BATHROOM

Comprising a neutral suite to include panelled bath with mains fed shower over, glass shower screen and tiled surround, pedestal wash hand basin with tiled splashback and low-level WC. Frosted window to side elevation. Loft access point.

UPPER LANDING AREA

Spacious landing area with second loft access point. Doors to :-

BEDROOM 2

3.34m x 1.96m (10'11" x 6'5")

A double bedroom with full height sash window to front elevation.

BEDROOM 1

3.82m x 3.57m (12'6" x 11'8")

Comprising a generous double bedroom enjoying a full height sash window to rear elevation.

LOUNGE/DINING ROOM

3.99m x 3.64m (13'1" x 11'11")

Comprising a generous reception room enjoying a feature bay window to front elevation. Feature cast iron character fireplace.

SERVICES

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

Maintenance charge TBC

