



## DIRECTIONS

From our Chepstow office proceed along Welsh Street, taking the first turning on your left into St. Kingsmark Avenue, take the third turning left into Hunifield Road and first left into Tudor Drive where the property can be found on your right.

## SERVICES

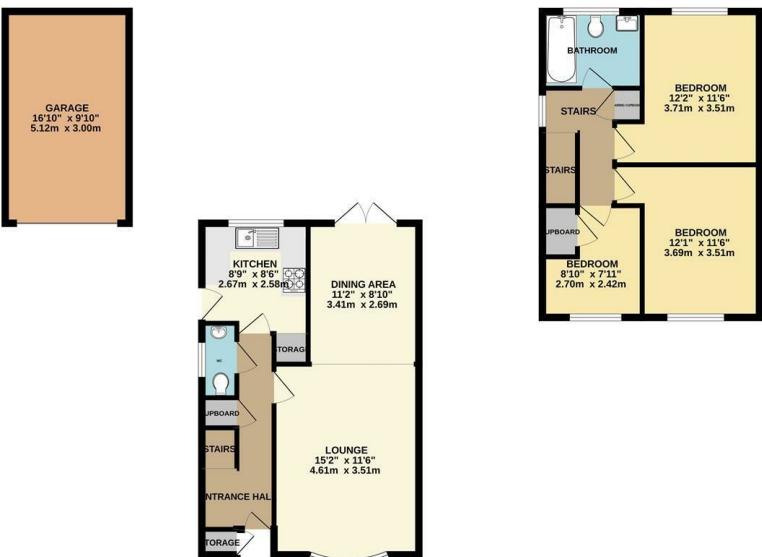
All mains services are connected to include gas central heating.  
Council tax band E

## TENURE - FREEHOLD

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

GROUND FLOOR  
617 sq ft. (57.3 sq m.) approx.

1ST FLOOR  
420 sq ft. (39.0 sq m.) approx.



TOTAL FLOOR AREA: 1037 sq ft. (96.3 sq m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. Moon & Co. Ltd. do not guarantee the accuracy of these measurements or 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. Moon & Co. Ltd. do not have any control over the terms of any offer or contract and disclaim any responsibility for any statement made in these particulars.

### 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 furnishings 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.

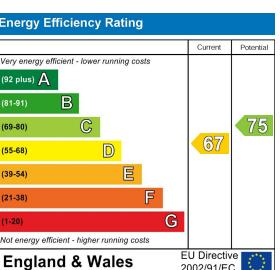
### OFFERS

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.



# 12 TUDOR DRIVE, CHEPSTOW, MONMOUTHSHIRE, NP16 5SF

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## GUIDE PRICE £345,000

**Sales: 01291 629292**  
**E: sales@thinkmoon.co.uk**

Occupying a pleasant position within this quiet cul-de-sac setting on the popular Danes development in the heart of Chepstow town centre, this well-presented detached property will no doubt suit a variety of markets and offers fantastic, well-planned living accommodation. The current layout briefly comprises to the ground floor: welcoming entrance hall, WC/cloakroom, fully fitted kitchen as well as a sizeable open plan lounge/dining room with French doors to the rear garden. To the first floor, there are two double bedrooms, a third single bedroom/ideal study as well as a family bathroom. The property further benefits low maintenance gardens to both the front and the rear, private driveway/parking for up to three vehicles, and a detached single garage offering further use depending on requirements.

Being situated in the popular area of The Danes, a range of local facilities are all within walking distance to include primary and secondary schools, leisure centre, shops, pubs and restaurants as well as health care surgeries. 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

### ENTRANCE HALL

A uPVC door to front elevation and window to side. Useful built-in under stairs storage cupboard. Wood effect laminate flooring. Staircase to the first floor.

### CLOAKROOM/WC

Comprising low-level WC and wash hand basin inset to vanity unit with tiled splashback. Parquet flooring and frosted window to side elevation.

### LOUNGE/DINING ROOM

#### 3.51m x 8.02m maximum measurement (11'6" x 26'3" maximum measurement)

A really well-proportioned reception space enjoying a feature fireplace and bay window to the front elevation. The dining area comprises a further good-size reception space enjoying

French doors leading directly out to the rear garden. Wood effect flooring throughout.

### KITCHEN

#### 2.67m x 2.59m (8'9" x 8'6")

Appointed with an extensive range of fitted wall and base units with ample laminate worktops and tiled splashbacks. Inset one bowl and drainer stainless steel sink unit with mixer tap taps. Four ring Bosch gas hob with extractor hood over and Bosch electric oven/grill beneath. Integrated full-size dishwasher. Space for a freestanding full height fridge freezer and washing machine. Tile effect flooring. Serving hatch to the dining room. Storage cupboard housing the Worcester boiler which has been serviced regularly. Window to the rear elevation and door to side elevation. Potential to incorporate the kitchen with the dining room to create a modern open plan kitchen/dining/family space, subject to the necessary consent.



## FIRST FLOOR STAIRS AND LANDING

A spacious, light and airy landing area with a large window to the side elevation, loft hatch access and built-in airing cupboard. Doors to all first floor rooms.

### BEDROOM 1

#### 3.68m x 3.51m (12'1" x 11'6")

A well-proportioned double bedroom with a picture window to the front elevation, enjoying attractive open views.

### BEDROOM 2

#### 3.71m x 3.51m (12'2" x 11'6")

A good-sized double bedroom with a window to the rear elevation.

### BEDROOM 3

#### 2.69m x 2.41m (8'10" x 7'11")

A good-sized single bedroom currently utilised as a study with a built-in storage cupboard. Wood effect laminate flooring and window to the front elevation.

### FAMILY BATHROOM

Comprising a modern and neutral suite to include panelled bath with handheld shower attachment, low-level WC and pedestal wash hand basin. Half-tiled walls and wood effect laminate flooring. Frosted window to the rear elevation.

## GARDENS

The front garden is low maintenance, mainly laid to lawn with an attractive tree and range of mature plants and shrubs. The rear garden comprises a good size paved patio area providing an ideal private spot for dining and entertaining, which leads directly onto a level area laid to lawn bordered by an attractive range of mature plants and shrubs. There is also a further garden area behind the garage, which is also laid to a paved terrace area. The rear garden is fully enclosed by timber fencing to all sides and has open access to the private driveway to the side.

## GARAGE

#### 5.13m x 3.00m (16'10" x 9'10")

At the front of the property is a private driveway providing off-street parking for one vehicle. Wooden double gates open to a further driveway to the side of the property, providing parking for an additional two vehicles and leading to a garage with manual up and over door, light and power connected.

## SERVICES

All mains services are connected to include gas central heating.

