

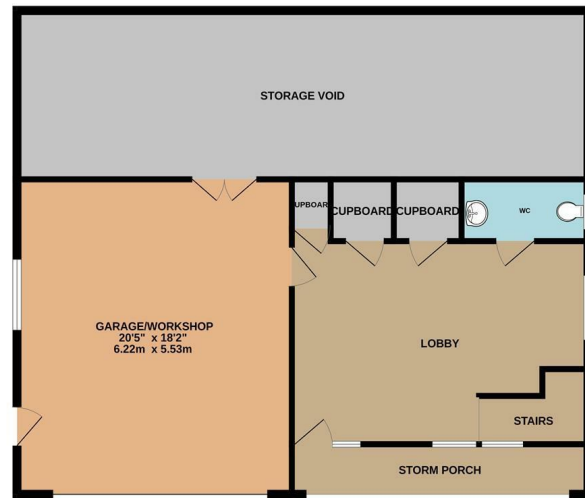
## DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout, take the third exit and continue on the A48 passing St. Pierre Country Park to the next roundabout. Take the second exit and stay on the A48, proceed on this road for approximately five miles turning right just after The Groes Wen Inn on to Market Road, taking the second turning right into Arcade Road and then the second turning right into Seymour Avenue, proceed to the very end of Seymour Avenue where you will see a house in front of you, to the right of this property is the private driveway leading to number 36.

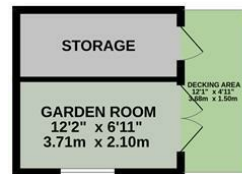
## TENURE - FREEHOLD

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

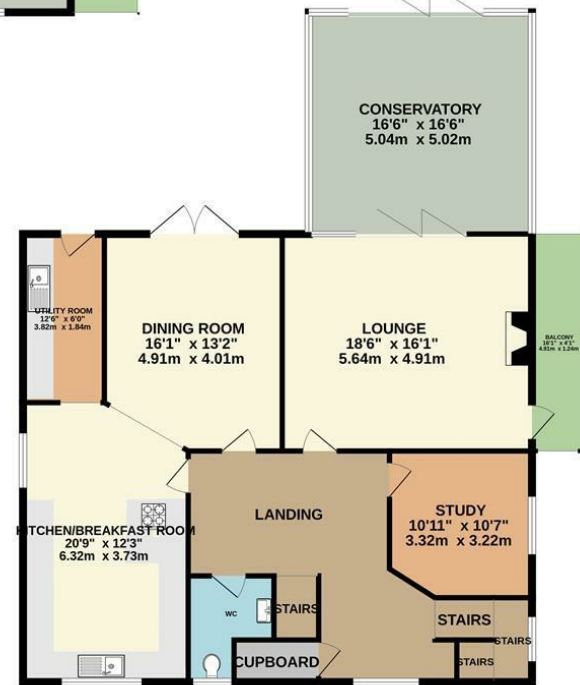
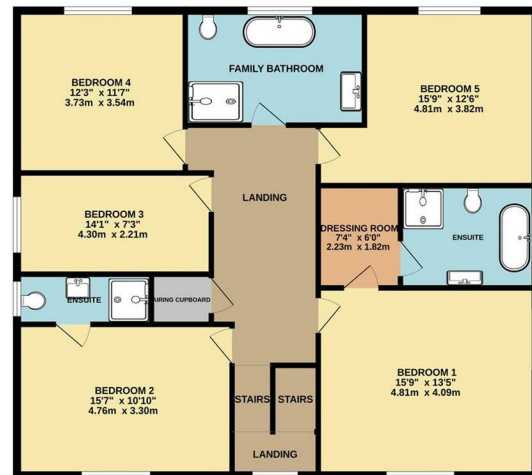
GROUND FLOOR  
1181 sq.ft. (109.7 sq.m.) approx.



1ST FLOOR  
1666 sq.ft. (154.8 sq.m.) approx.



2ND FLOOR  
1254 sq.ft. (116.5 sq.m.) approx.



**36 SEYMOUR AVENUE, PENHOW, CALDICOT,  
MONMOUTHSHIRE, NP26 3AG**

**5** **3** **3** **B**

**OFFERS OVER £795,000**

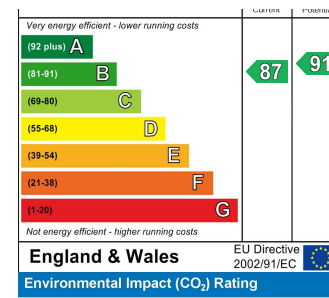
**Sales: 01291 629292**  
**E: sales@thinkmoon.co.uk**

**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.



The property comprises a much loved family home designed and constructed by the current vendors to a high specification to include such features as a central vacuuming system and triple glazing. Located in a desirable position at the end of Seymour Avenue with attractive woodland and countryside views to the South East and South. The accommodation is arranged over three floors with an impressive reception hall on the entrance level with access to the large double garage and workshop with undercroft to the rear. To the first floor is a very spacious landing leading to the main living room and then on to the conservatory, a study as well as impressive open plan kitchen/dining room with dual aspect views, as well as a utility room. To the top floor you find the stunning principal bedroom with en-suite dressing room and bathroom along with en-suite guest bedroom, three further bedrooms and family bathroom. The gardens are an attractive feature to the property with the aforementioned charming, striking views.

Parc Seymour is a popular and established location with an excellent spirited community, located close to the A48 giving excellent access to Newport, Cardiff and Bristol.

## OUTSIDE

### GARDENS

The property stands in attractive gardens approached by its own long driveway terminating in a brick paver turning and parking area with ample space for a number of vehicles. There is also a separate pedestrian pathway leading to the Seymour Avenue cul-de-sac. The majority of the garden being located to the rear of the property with patio area and lawn with attractive views to the South East across unspoilt countryside with mature woodland to the lower right hand side giving the property a sense of being set in a lovely rural location.

### DOUBLE GARAGE

**6.22m x 5.54m (20'5" x 18'2")**

A large integral double garage with electric roller door, power and light. Window and door to side elevation. Access to the undercroft storage area.

### SERVICES

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

### AGENTS NOTE

Please note that some images have been virtually staged with AI to showcase the home's potential. These illustrations are intended to help you visualise the layout.



### BEDROOM 3

4.29m x 2.21m (14'1" x 7'3")

With window to side elevation.

### BEDROOM 4

3.73m x 3.53m (12'3" x 11'7")

A double bedroom with window to rear elevation.

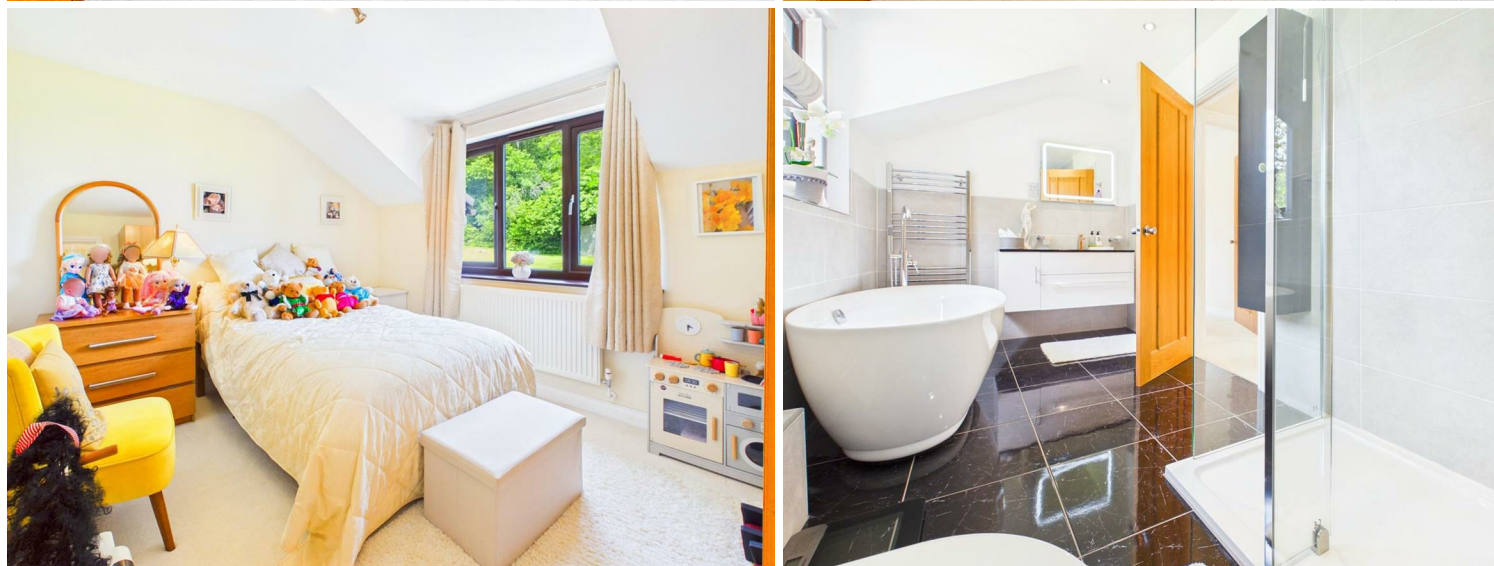
### BEDROOM 5

4.80m x 3.81m (15'9" x 12'6")

A double bedroom with window to rear elevation.

### FAMILY BATHROOM

Tastefully appointed with a four-piece suite to include a freestanding bath, step-in shower, wall hung WC and wash hand basin inset to vanity unit. Heated towel rail. Half-tiled walls and tiled floor. Window to rear elevation.



### GROUND FLOOR

#### ENTRANCE HALL/LOBBY

An impressive spacious reception hall with door and windows to front elevation and further window to the side elevation. Exposed wood flooring. Oak staircase to first floor with glass balustrade. Useful storage cupboard along with central vacuuming storage cupboard. A courtesy door gives access to the large integral double garage and door to:-

#### CLOAKROOM/WC

Comprises a two-piece suite with wall hung WC and wash hand basin set over vanity storage unit. Half-tiled walls and tiled floor. Window to side elevation.

#### FIRST FLOOR STAIRS AND LANDING

An attractive Oak staircase with glass balustrade leads to a spacious and impressive landing with window to front elevation and built-in storage cupboard.

#### CLOAKROOM/WC

With wall hung WC and wash hand basin with vanity storage unit beneath. Half-tiled walls and tiled floor. Window to front elevation.

#### LIVING ROOM

5.64m x 4.90m (18'6" x 16'1")

An attractive spacious reception room with feature fireplace, wooden mantel and wood burning stove. Door to side elevation leading to the balcony and bi-fold doors to:-



### CONSERVATORY

**5.03m x 5.03m (16'6" x 16'6")**

A well presented conservatory with French doors to the side elevation and bi-fold doors to the rear elevation with pretty views across the garden and countryside. Glass roof and tile flooring.

### DINING ROOM

**4.90m x 4.01m (16'1" x 13'2")**

With French doors leading out to the rear garden. Tiled floor. Open through to:-

### KITCHEN/BREAKFAST ROOM

**6.32m x 3.73m (20'9" x 12'3")**

Stylishly appointed with an excellent range of base and eye level storage with ample granite work surfacing over and inset one and a half bowl sink and drainer. Integrated hob with feature extractor over, eye level double oven, dishwasher and fridge/freezer. Breakfast bar. Dual aspect with windows to side and front elevations with impressive views to the front. Tiled floor. Access to:-

### UTILITY ROOM

**3.82m x 1.84m (12'6" x 6'0")**

With laundry chute. Space for under counter washing machine and tumble dryer. Base storage units with worktops and inset one and a half bowl sink and drainer. Wall mounted gas fired boiler providing domestic hot water and central heating. Space for American style fridge. Tiled floor. Window to side elevation and door to rear elevation.

### STUDY

**3.33m x 3.23m (10'11" x 10'7")**

Window to side elevation.

### SECOND FLOOR STAIRS AND LANDING

Oak staircase with glass balustrade leads to the impressive second floor landing area with window to front elevation. Airing cupboard.

### PRINCIPAL BEDROOM

**4.80m x 4.09m (15'9" x 13'5")**

With windows to front and side elevations with stunning views. Door to:-

### DRESSING ROOM

**2.24m x 1.83m (7'4" x 6'0")**

With ample storage and giving access to:-

### EN-SUITE BATHROOM

Comprising a four piece-suite with freestanding bath, wall hung WC, wash hand basin and step-in shower. Window to side elevation.

### GUEST BEDROOM

**4.75m x 3.30m (15'7" x 10'10")**

A double bedroom with window to front elevation. Door to:-

### EN-SUITE SHOWER ROOM

With step-in shower, wall hung WC and wash hand basin in vanity unit. Half-tiled walls and tiled floor. Window to side elevation.

