



### DIRECTIONS

From our Chepstow office, proceed up Moor Street, turning right onto the A48. Take the first left hand turn signposted Bulwark. Taking the first right, continue along this road passing St Mary's Church and School on your left hand side, taking the second right turn into Larkhill Close, where you will find the property at the end of the cul-de-sac

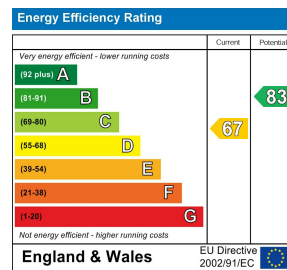
### SERVICES

All mains services are connected to include gas central heating.

2021/2022 Council Tax Band F.

### TENURE - FREEHOLD

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



# 5 LARKHILL CLOSE, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5JD

4 2 2 D

## £420,000

Sales: 01291 629292

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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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**PLEASE NOTE**  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

**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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Larkhill Close comprises a spacious and individually designed detached family home. To the ground floor, the reception hall which gives access to the ground floor WC, generous sitting room with glass sliding doors into dining room leading in to the conservatory. Inner hallway leads to the kitchen with utility room off, the shower room and rear door to driveway. First floor large landing gives access to three double and one single bedroom and family bathroom. Outside, there is a block paved driveway with parking for several vehicles leading to the detached garage and with beautifully maintained gardens to the front. The rear gardens are level with paved patio area and mature flower beds.

The property itself is situated within this sought after quiet cul-de-sac close to the local amenities. St Mary's Catholic Primary School is a short distance away, with the centre of the market town of Chepstow within walking distance, and its attendant range of facilities. You will find bus and rail links here as well as the A48, M48, M4 and M5 motorway network bringing both Cardiff and Bristol within easy commuting distance.

**ENTRANCE PORCH**

A welcoming porch with full length window.

**RECEPTION HALLWAY**

A spacious hallway with large storage cupboard, giving access to WC, sitting room into dining room and conservatory. Kitchen, utility room, shower room and rear door leading to side driveway. Stairs off to the first floor.

**DOWNSTAIRS WC**

Comprises a two-piece white suite, low level WC and scalloped edge wash hand basin. Frosted window to front elevation.

**SITTING ROOM**  
**17'7" x 11'8"**

Large bay window to front elevation

A spacious sitting room with feature fireplace and glass sliding doors leading into:

**DINING ROOM**

**11'5" x 9'6"**

Sliding patio doors leading into the conservatory.

**CONSERVATORY**

Spacious conservatory of uPVC construction with ceramic tiled floor. Door leading to the private rear garden.

**KITCHEN**

**15'3" x 10'2"**

A sociable kitchen with space for a table, a good range of base and eye level storage cupboards with wooden worktops. Integrated appliances including a Nef electric oven, 4-ring gas hob with stainless steel extractor fan over. Ceramic tiled floor and tiled splashbacks. Window and sliding patio doors to private rear garden.

**UTILITY ROOM**

**9'2" x 5'2"**

Round stainless-steel sink and drainer with chrome mixer tap. Base level storage with space for washing machine and tumble drier. Ceramic tiled floor and tiled splash backs with chrome heated towel rail. Window to side elevation.

**SHOWER ROOM**

Corner wash hand basin and single shower unit. Frosted window to side elevation.

**FIRST FLOOR STAIRS & LANDING**

Window on stairwell Loft access and airing cupboard.

**BEDROOM 1**

**13'1" x 11'5"**

Window to front elevation.

**BEDROOM 2**

**11'9" x 10'2"**

Window to rear elevation

**BEDROOM 3**

**11'5" x 8'6"**

Windows to front and side elevation

**BEDROOM 4**

**7'6" x 7'6"**

Window to rear elevation

**FAMILY BATHROOM**

Comprises a three-piece suite with panelled bath with chrome taps and shower over, wash hand basin with chrome mixer tap in vanity unit with storage, low-level WC. Frosted window to front elevation

**OUTSIDE**

**GARAGE**

Single garage with up and over door, power and lighting.

**GARDENS**

To the front, the property benefits from off road parking for several vehicles on the block paved driveway and a level lawned area with mature trees and hedge boundary. Gated access to the private rear garden which is mainly laid to patio with flowering borders.

