



DIRECTIONS

From our Chepstow office proceed up the High Street, through the town arch turning right onto Welsh Street and then taking first left turn onto St. Kingsmark Avenue. Proceed up St. Kingsmark Avenue taking the last left turn onto Normandy Way where you will find the property on the left hand side.

SERVICES

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

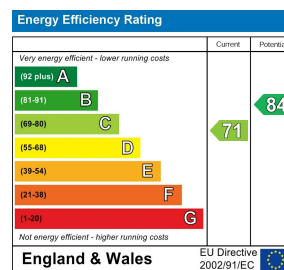
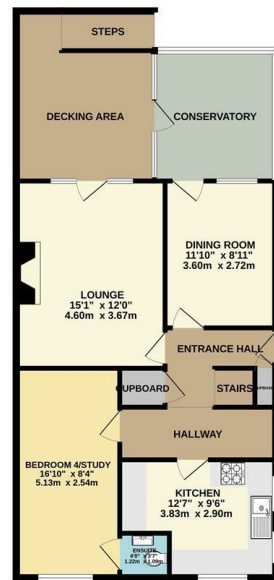
TENURE - FREEHOLD

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



GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.

1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1477 sq.ft. (137.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, buildings, roads and any other details are approximate and no responsibility is taken for any errors or misstatements. This plan is for guidance purposes only and should be used in conjunction with any professional surveyor. The layout, contents and appliances shown here are for information and are not intended to be taken literally. All dimensions are approximate and are not intended to be taken literally. All dimensions are approximate and are not intended to be taken literally.

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.



4 NORMANDY WAY, CHEPSTOW, MONMOUTHSHIRE, NP16 5NB



£370,000

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

Situated in this popular and quiet residential location of The Danes on a no through road, this deceptively spacious and versatile semi-detached property affords fantastic well-planned living accommodation that will no doubt suit a variety of markets. The layout briefly comprises to the ground floor reception hall, fully fitted kitchen, lounge, dining room, conservatory and further versatile room, currently utilised as an office but with potential for a fourth bedroom with en-suite WC, whilst to the first floor are three double bedrooms and a family bathroom. The property further benefits from private driveway to the front, providing parking for two vehicles as well as low maintenance rear garden. The property also benefits from uPVC double glazing throughout.

Normandy Way itself is well located in the centre of Chepstow, giving easy access to local schools, shops and other amenities, as well as being close to the M48 motorway with access to Bristol and Cardiff.

RECEPTION HALL

A spacious and bright reception hall with half-turn staircase. Understairs storage and built-in storage cupboard.

LOUNGE

3.67m x 4.6m (12'0" x 15'1")

A generous reception room with feature freestanding gas fuelled wood burner. French doors to rear garden.

KITCHEN

3.9m x 2.9m (12'9" x 9'6")

Comprising an extensive range of base and eye level storage units with ample wood effect laminate worktops over and tiled splashback. Inset one and half bowl and drainer stainless steel sink unit with mixer tap. Four ring electric hob with extractor hood over. Eye level electric oven and grill. Space for washing machine, dish washer and full height free standing fridge/freezer. Window to front and side elevations.

DINING ROOM

2.73m x 3.62m (8'11" x 11'10")

A formal dining room with door to: -

CONSERVATORY

3m x 3.2m (9'10" x 10'5")

With windows to rear and both side elevations, patio door leading to rear terrace area.

BEDROOM 4/OFFICE

Currently utilised as study a study but offering potential for a fourth double bedroom if required. Window to front elevation. Door to: -

EN-SUITE WC

Comprising low level WC and wash hand basin with mixer tap. Frosted window to front elevation.

FIRST FLOOR STAIRS AND LANDING

Built-in airing cupboard with inset shelving.

BEDROOM 1

3.78m x 4.5m (12'4" x 14'9")

A fantastic size principal bedroom with two sets of mirror fronted built-in wardrobes. Window to rear elevation.

BEDROOM 2

2.5m x 4.1m (8'2" x 13'5")

A generous double bedroom with window to front elevation. Built-in storage cupboard and loft access point.

BEDROOM 3

2.73m x 3.43 (8'11" x 11'3")

A double bedroom with window to rear elevation.

FAMILY BATHROOM

Comprising a modern four-piece suite to include walk-in shower cubicle with waterfall showerhead and separate hand-held shower attachment, corner bath with taps, pedestal wash hand basin with mixer tap and low-level WC. Part-tiled walls. Heated towel rail. Built-in storage cupboard, housing gas combi-boiler.

GARDENS

To the front is a newly tarmacked driveway, providing off-street parking for two vehicles. The rear garden comprises decking area, providing ideal space for dining and entertaining, with steps leading down to a level area laid to lawn bordered by an attractive range of flowers and shrubs. Useful shed. Fully enclosed by timber fencing and low-level brick wall.

SERVICES

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

