



## DIRECTIONS

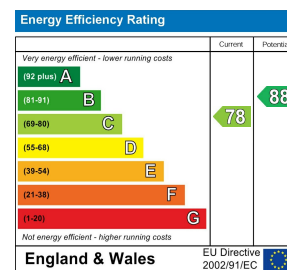
From our Chepstow Office proceed into the village of St. Arvans. As you enter the village take the first turning on your right in front of the Nursery, follow the driveway around to your left and carry straight on where you will find 5 Florence Gardens in front of you.

## SERVICES

Mains water and electricity. LPG heating. Drainage TBC

## TENURE - FREEHOLD

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



## 5 FLORENCE GARDENS ST. ARVANS, CHEPSTOW, MONMOUTHSHIRE, NP16 6DN

3 3 2 C

£475,000

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. 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.



A recently updated and extended detached chalet bungalow located in a pleasant location within the grounds of a Georgian house, in the centre of this popular village.

The village of St Arvans is well renowned with local village pub/restaurant and well attended local church. The village is approximately two miles from the historic town of Chepstow with its attendant range of facilities. Chepstow Racecourse, home of the Welsh Grand National is nearby as well as the Wye Valley, an area of Designated Outstanding Natural Beauty. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport within commuting distance.

**GROUND FLOOR**

**ENTRANCE HALL**

**5.18m x 3.58m maxiumum (17' x 11'9" maxiumum)**

Spacious entrance hall with tiled flooring. Window to front elevation. Understairs storage cupboard and stairs off:-

**KITCHEN/BREAKFAST/FAMILY ROOM**

**6.10m x 4.50m (20' x 14'9")**

A spacious kitchen with an extensive range of modern base and eye level storage units with wooden work surfacing over. Belfast sink with chrome mixer tap. Four ring LPG gas hob with stainless steel extractor over and built-in eye level electric oven, integrated dishwasher and fridge. Window to side elevation and French doors to front garden.

**UTILITY ROOM**

With single drainer sink unit, space for washing machine and tumble drier. Door to side elevation.

**BEDROOM 1**

**4.27m x 3.66m (14' x 12')**

Double bedroom with window to side elevation. Tiled flooring.

**EN-SUITE SHOWER ROOM**

With contemporary three-piece suite comprising walk-in shower, low-level WC and wash hand basin. Window to side elevation.

**SITTING ROOM/BEDROOM 4**

**3.84m x 3.48m (12'7" x 11'5")**

Window to rear elevation. Tiled flooring.

**BATHROOM**

Appointed with a three-piece suite comprising panelled bath with shower over, low-level WC and wash hand basin. Window to side elevation. Tiled flooring.

**FIRST FLOOR STAIRS AND LANDING**

Useful walk-in attic leading off the main landing. Access to bedrooms 2 and 3.

**BEDROOM 2**

**4.57m x 3.66m (15' x 12')**

Double bedroom with window to side elevation.

**BEDROOM 3**

**4.57m x 3.71m (15' x 12'2")**

Double bedroom with Velux window to the front with views across Chepstow Race Course.

**BATHROOM**

A three-piece suite to include panelled bath, wall-mounted wash hand basin and low-level WC.

**OUTSIDE**

The front laid to lawn with gravel car parking area . To the rear an enclosed lawned garden.

**SERVICES**

Mains water, electricity and drainage. LPG heating.

