

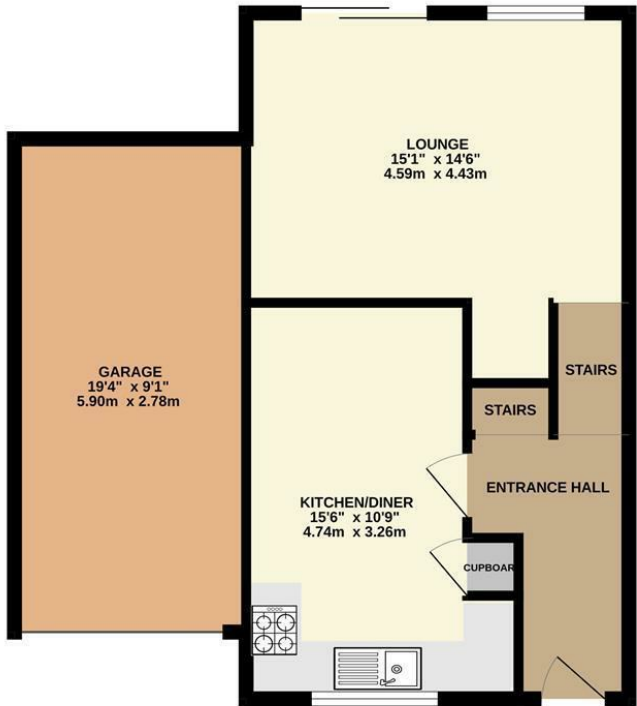
DIRECTIONS

From Chepstow High Street, proceed through the town arch turning right onto Welsh Street, follow the road and then turn left onto St Kingsmark Avenue, take the first left onto Deans Hill where proceeding up onto the hill and following the numbering, you will find the property on the left-hand side.

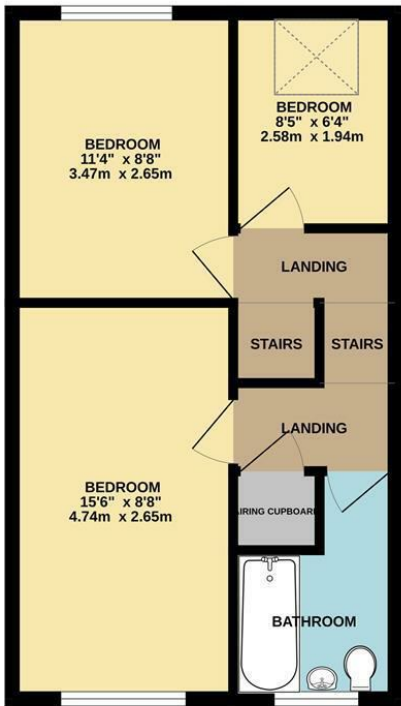
TENURE - FREEHOLD

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

GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.

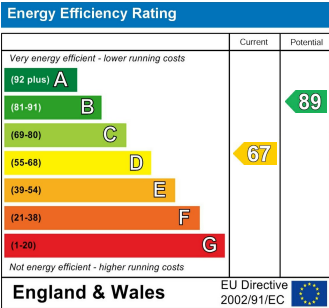


TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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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.



29 DEANS HILL, CHEPSTOW, MONMOUTHSHIRE,  
NP16 5AT

3 1 1 D

£319,950

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



The property comprises a well-appointed recently refurbished semi-detached house offering attractive and interesting accommodation arranged across four floors with a split level layout and located in this quiet cul-de-sac in the heart of Chepstow and within easy reach of all the local amenities. The properties in Deans Hill always proved to be very desirable and we strongly recommend an early viewing to avoid disappointment.

The property briefly comprises reception hall with access to kitchen/dining room and a split-level staircase down to the living room and up to bedroom two and three, with further stairs to the top floor leading to the principal bedroom and family bathroom. Outside the property benefits from off-road parking and single garage to the front and to the rear a spacious patio area with terraced garden.

**GROUND FLOOR**

**ENTRANCE HALL**

Spacious hallway with door to front elevation. Stairs off.

**KITCHEN/DINING ROOM**

**4.72m x 3.28m (15'6" x 10'9")**

Recently updated with a matching range of base and eye level storage units with ample work surfacing over and upstands. One bowl and drainer sink unit with mixer tap. Four ring gas hob with extractor hood over and oven below. Integrated dishwasher and washing machine. Space for full height fridge/freezer. Space for dining table. Window to front elevation.

**LIVING ROOM**

**4.60m x 4.42m (15'1" x 14'6")**

Approached via a half flight of stairs is a light and airy reception room with window and patio door to rear garden. Feature fireplace.

**FIRST FLOOR STAIRS AND LANDING**

**BEDROOM 2**

**3.45m x 2.64m (11'4" x 8'8")**

A spacious guest bedroom with window to rear elevation.

**BEDROOM 3**

**2.57m x 1.93m (8'5" x 6'4")**

A good size single bedroom currently utilised as a home office with Velux rooflight.

**SECOND FLOOR STAIRS AND LANDING**

**PRINCIPAL BEDROOM**

**4.72m x 2.64m (15'6" x 8'8")**

A generous double bedroom with window to front elevation with far-reaching views towards Severn Estuary.

**BATHROOM**

Tastefully appointed with a three-piece suite comprising low-level WC, vanity wash hand basin set over storage unit and panelled bath with shower over and glass shower screen. Part-tiled walls. Frosted window to front elevation.

**GARAGE**

**5.89m x 3.02m (19'4" x 9'11")**

Being approached via driveway offering parking for one vehicle is an attached single garage with up and over door, power and light.

**GARDENS**

The gardens been landscaped in a low-maintenance Mediterranean style with gravel beds and mature shrubs to the front, with the similar design to the rear only a terraced garden with large patio area enjoying views across lower Chepstow and towards lower Wye Valley.

**SERVICES**

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

