DIRECTIONS

From our Chepstow office proceed up Moor Street onto Hardwick Hill, continue up Hardwick Hill taking the second turning on your right into Vauxhall Road, where you will find this property on your right hand side.

SERVICES

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

TENURE - FREEHOLD

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

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.

CHATSWORTH, VAUXHALL ROAD, CHEPSTOW, MONMOUTHSHIRE, NP16 5PX

3 2 2 D

£449,950

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

Chatsworth comprises a stylish, individually designed and constructed detached family house which has undergone updates within recent years to provide spacious and contemporary accommodation, located in this pretty en-clave of Chepstow which enjoys a rural feel although you are close to the town centre and its attendant range of facilities, as well as the M48 motorway, bringing Cardiff and Bristol within commuting distance.

The property briefly comprises to the ground floor: entrance hall, lounge, kitchen/dining room, bedroom 4/study and shower room, with three bedrooms and wet room to the first floor. The property stands in mature gardens and benefits from parking for up to four vehicles and a single car garage.

The property offers flexible accommodation and is well presented and viewing is highly recommended.

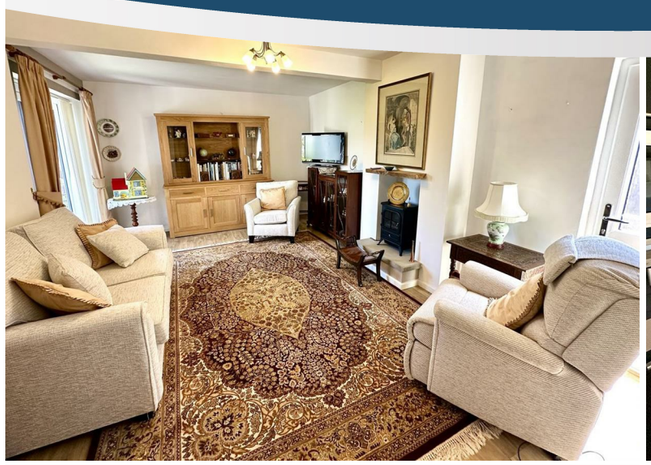
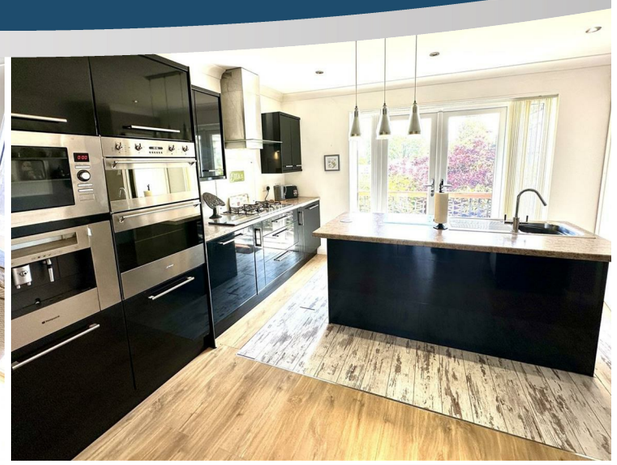
GROUND FLOOR

ENTRANCE HALL
A door to side elevation leads into a spacious and welcoming entrance hall. Stairs to first floor. Wood effect flooring.

LOUNGE
5.42m x 3.74m min (17'9" x 12'3" min)
A pleasant reception room with door to garden and French doors to raised balcony. Feature fireplace. Wood effect flooring.

KITCHEN/DINING ROOM
4.60m x 3.54m max (kitchen area) (15'1" x 11'7" max (kitchen area))
A spacious kitchen/dining room with the dining room (3.5m x 3.45m) being located to the front of this area with shuttered windows to the front elevation. The kitchen is well appointed with a contemporary range of base and eye level storage units with work surfacing over. Large central island with inset single bowl and drainer stainless steel sink unit with mixer tap. Integrated appliances include five ring gas hob with extractor hood over, twin eye level ovens, microwave, coffee maker, dishwasher and fridge/freezer. Window to rear elevation. Wood effect flooring.

BEDROOM 4/STUDY
2.90m x 2.25m (9'6" x 7'4")
A versatile room currently being utilised as a study with window to front elevation. Wood effect flooring.

SHOWER ROOM
Appointed with a three-piece suite to include step-in shower area with electric shower over, low level WC and wash hand basin. Frosted window to side elevation.

FIRST FLOOR STAIRS AND LANDING
A spacious landing area with airing cupboard and window to front elevation.

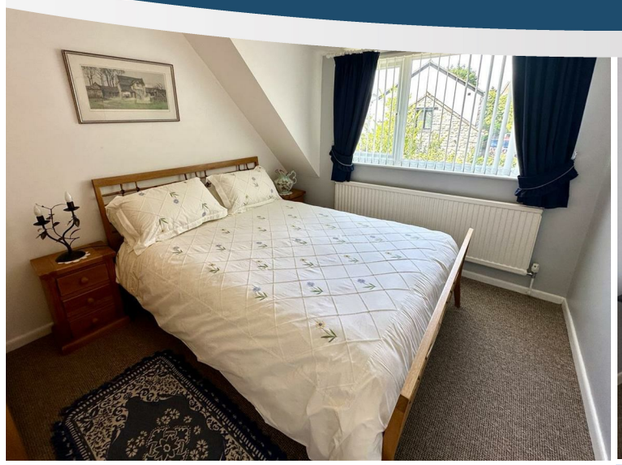
BEDROOM 1
3.50m x 3.34m (11'5" x 10'11")
A double bedroom with window to front elevation.

BEDROOM 2
3.47m x 2.90m max (11'4" x 9'6" max)
A double bedroom with window to rear elevation with attractive views across Lower Chepstow and towards the Wye Valley.

BEDROOM 3
3.48m x 2.31m (11'5" x 7'6")
A single bedroom with window to front elevation.

WET ROOM
Currently appointed with a three-piece suite to include walk-in shower area with mains fed shower over, wash hand basin with mixer tap and low level WC, however a bath could be reinstated if required.

OUTSIDE

GARDENS
To the front is a pleasant mature garden with area laid to lawn along with flower borders. To the rear is an enclosed lawned garden with mature trees and shrubs as well as a pleasant raised decked area leading from the main living room and kitchen/dining room.

GARAGE
Parking area for three to four vehicles gives access to a single car garage with up and over door (electrically operated), power and light.