DIRECTIONS

From our Chepstow office proceed up Welsh Street taking the first turning left into St Kingsmark Avenue. Proceed up St Kingsmark Avenue where you will find No. 51 on your left hand side.

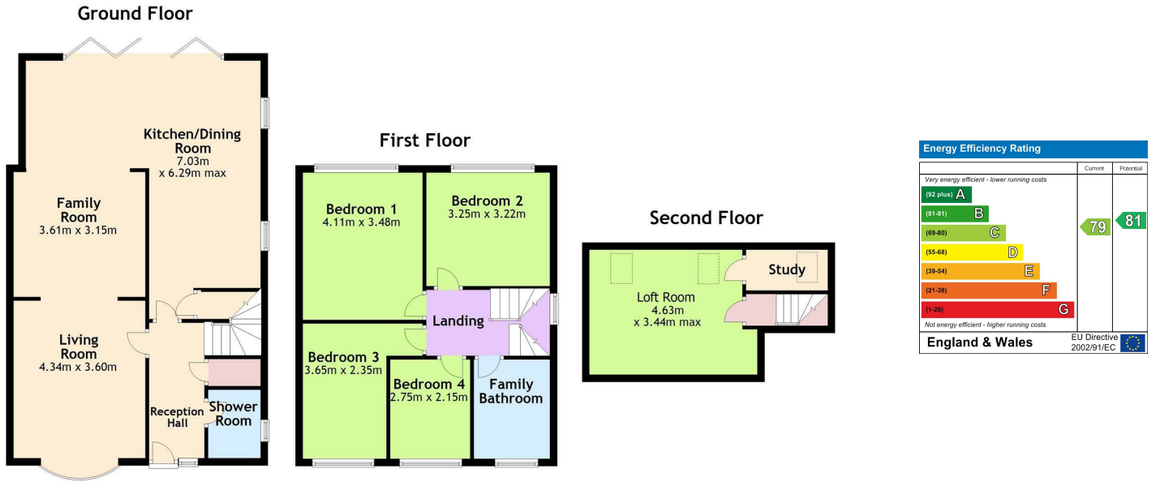
SERVICES

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. 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 furnishing.

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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

51 ST. KINGSMARK AVENUE, CHEPSTOW, MONMOUTHSHIRE, NP16 5LY

4 3 4 C

£507,950

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

St Kingsmark Avenue comprises a substantially extended and updated family house occupying a most convenient position in this popular residential area of Chepstow. The substantial extension has transformed the ground floor accommodation, providing a superb open plan kitchen/family dining room with bi-fold doors to the sunny rear garden, there is also a shower room, living room and sitting room to the ground floor. To the first floor there are four bedrooms and a family bathroom, as well as the useful attic conversion providing home office or play room. Outside the property benefits from a private rear garden with a converted garage offering further versatile accommodation.

Being situated in Chepstow, a range of local facilities are close at hand to include primary and secondary schools, shops, pubs and restaurants as well as health care surgeries. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

ENTRANCE HALL
With exposed wood flooring. Door to front elevation. Stairs off. Cloaks storage cupboard.

SHOWER ROOM
Updated with an attractive three piece suite with corner shower, low level WC and wash hand basin. Window to side elevation.

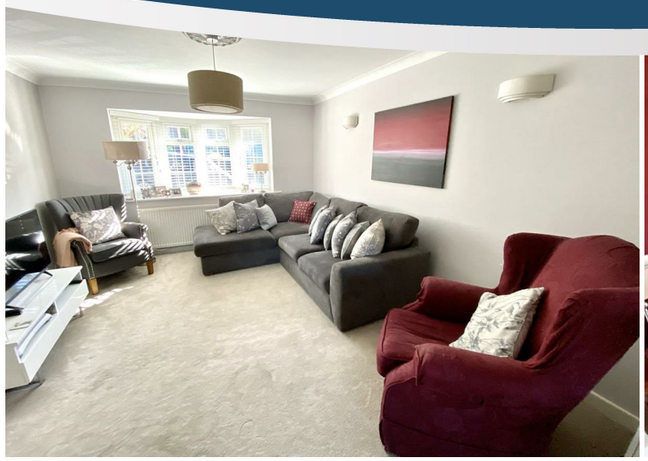
LIVING ROOM
15'5" x 12'2"
With window to front elevation.

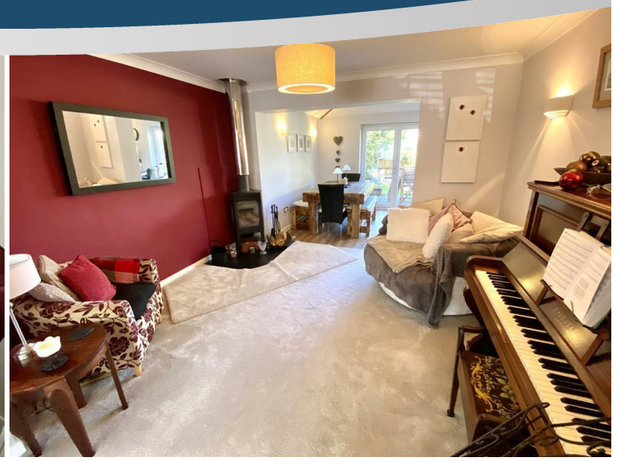
SITTING ROOM
11'10" x 10'6"
With contemporary wood burning stove. Open plan to kitchen/family dining room.

KITCHEN/FAMILY DINING ROOM
21'0" x 9'5" (kitchen) max 7 20'0" x 9'5" (family
The kitchen area has been appointed with an extensive range of base and eye level storage units with ample work surfacing over. Inset glass fronted display cabinet. Two windows to side elevation. Breakfast bar peninsular housing inset enamel sink unit. Integrated range cooker with extractor over, dishwasher, fridge and freezer. The family area has a full height ceiling with Velux roof light along with full width bi-fold doors leading to the rear sun terrace. Overall this provides a most attractive and spacious part of this lovely family home.

FIRST FLOOR STAIRS AND LANDING
With window to side.

BEDROOM 1
13'2" x 11'4"
A double bedroom with window to rear elevation.









BEDROOM 2
11'0" x 10'5"
A double bedroom with window to rear elevation.

BEDROOM 3
11'7" x 7'7"
A double bedroom with window to front elevation.

BEDROOM 4
9'1" x 7'1"
A good size bedroom with window to front elevation.

BATHROOM
Stylishly updated with a four piece suite comprising step-in shower cubicle, free standing bath, low level WC and wash hand basin. Tiled finish to flooring. Window to front elevation.

SECOND FLOOR STAIRS AND LANDING
Leading to play room/family room.

PLAYROOM/FAMILY ROOM
14'1" x 11'3"
A most useful attic conversion with twin Velux roof lights to the rear, along with small study area leading off.

OUTSIDE

GARDENS
The property stands in attractive, mature gardens, to the front with lawned area with mature shrubs along with driveway parking. To the rear, an enclosed garden with a sunny aspect with sun terraced lawn overlooking the rear park area.

CONVERTED GARAGE
Converted garage to provide a fantastic home office space with French doors to the front. There is also a very useful shower room which comprises a modern suite to include walk-in shower cubicle, wash hand basin and low level WC. This offers a superb versatile space that could be utilised as a hobby/ garden room if required. Separate to this, there is also part of the original garage which provides a store room.

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

AGENTS NOTE
The vendor has installed a 4kw solar panel system , along with 10kw batteries, which greatly help with the running costs of this spacious family home.
The system has the balance of its warranty (approx. 7 years).

