



## DIRECTIONS

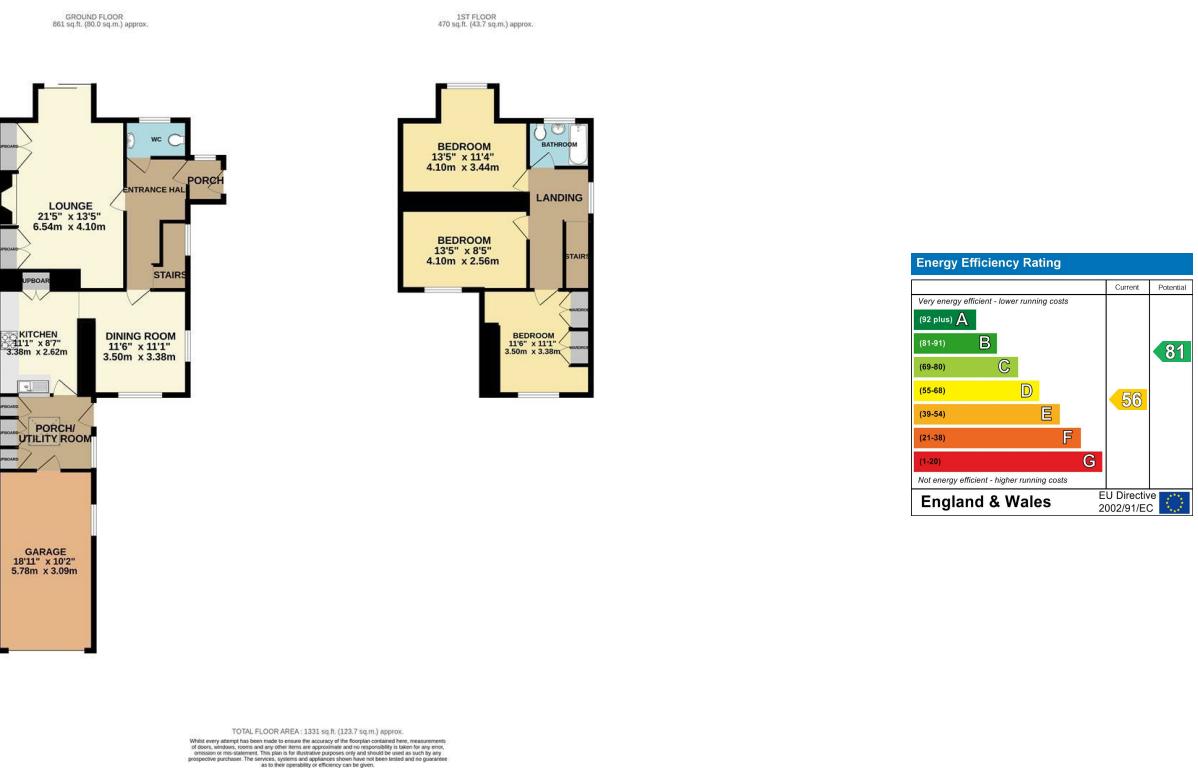
From our Chepstow office proceed toward the Larkfield roundabout, take the third exit and continue along this road. As you proceed down Pwllmeyric Hill, bear left into Chapel Lane, then take the first driveway on your left. Proceed along this driveway through the entrance gates to St. Anthony's where you will find ample parking.

## 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.



### 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 furnishings 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.



**ST ANTHONY'S, CHAPEL LANE, PWLLMEYRIC,  
CHEPSTOW, MONMOUTHSHIRE, NP16 6JX**



**£425,000**

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

This Edwardian semi-detached family home occupies a convenient position within the sought after village of Pwllmeyric, the village itself located close to the historic town of Chepstow with its excellent range of local schooling and shopping facilities as well as good road access via the M48 bringing Cardiff and Bristol within commuting distance. Chepstow also boasts a well served bus station and railway station.

The property has been sympathetically updated over recent years offering modern amenities and comforts along with the character and charm one would expect of a period property. The accommodation briefly offers to the ground floor: entrance porch through to an attractive entrance hall with cloakroom/WC, spacious living room with door to garden and fireplace along with separate dining room, attractive well-appointed kitchen and utility which gives access to the single car garage. Upstairs the house benefits from three good sized bedrooms and contemporary bathroom. Outside the house enjoys parking, garage and private level rear gardens.

## GROUND FLOOR

### ENTRANCE PORCH

With door to front elevation and frosted window to rear. Stained glass door to: -

### ENTRANCE HALL

Spacious entrance hall with stairs to first floor.

### CLOAKROOM/WC

With low-level WC and pedestal wash hand basin with chrome taps and feature tiled splashbacks. Frosted window to rear.

### LIVING ROOM

#### **6.53m x 4.09m (21'5" x 13'5")**

An attractive, bright and airy main reception room with deep bay window and door to the garden with attractive views. Feature fireplace with wood burning fire, inset shelving and cupboards to either side.

### DINING ROOM

#### **3.51m x 3.38m (11'6" x 11'1")**

Currently utilised as an office but could be used as a formal dining room if required. Windows to rear and side elevations.

### KITCHEN

#### **3.38m x 2.62m (11'1" x 8'7")**

Appointed with an extensive range of contemporary base and



eye level storage units with attractive work surfacing over and subway style splashbacks. Inset one and a half bowl sink unit. Space for freestanding cooker with extractor hood over and undercounter fridge. Tiled finish to flooring. Frosted window and door to: -

### UTILITY ROOM/REAR HALLWAY

A flexible area working either as a spacious entrance hall or useful utility room. Currently appointed with an extensive range of storage units. Feature roof lantern. Tiled flooring. Window and door to the side. Courtesy door to the spacious garage.

### FIRST FLOOR STAIRS AND LANDING

Window to side elevation. Loft access point. Exposed polished wood flooring throughout all first floor rooms.

### BEDROOM 1

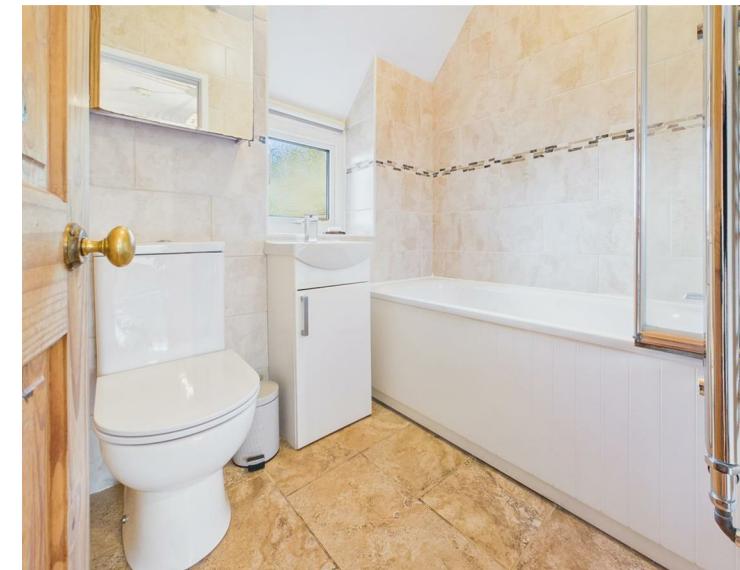
#### **4.09m x 3.45m (13'5" x 11'4")**

An attractive principal bedroom with bay window to front elevation with extensive views across the Monmouthshire countryside.

### BEDROOM 2

#### **4.09m x 2.57m (13'5" x 8'5")**

A double bedroom with window to rear elevation.



### **BEDROOM 3**

#### **3.51m x 3.38m (11'6" x 11'1")**

With window to rear elevation and an excellent range of built-in storage units.

### **FAMILY BATHROOM**

Appointed with a three-piece suite to include panelled bath, low-level WC and wash hand basin set over storage cupboard. Fully tiled walls. Frosted window to rear elevation.

### **OUTSIDE**

### **GARAGE**

Approached via driveway offering parking for up to three vehicles, with up and over door, power and light.

### **GARDENS**

The property stands in its own private gardens, with the main garden principally laid to level lawn with mature hedging offering privacy and enjoying attractive views to the West.

### **SERVICES**

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

