



DIRECTIONS - from our Chepstow office, proceed along the A48 in the direction of Newport, continue along this road without deviation proceeding to Langstone. Proceed past Hillcroft Garage on the left hand side, taking the next available left hand turn (after the layby) this is signposted Langstone Village Hall. Keep right at the bottom of the slope and take the second left into The Nurseries just before the Village Hall on the right. Follow the road around to the left, over a speed bump then take the right hand option, follow the road around to the left where you will find the property on the right hand side of the cul-de-sac. **DIRECTIONS** - from M4. Leave the Coldra Roundabout at the exit for Chepstow (A48). Follow the A48 east, towards Chepstow. After negotiating a small roundabout continue for about a kilometre. Just as the road starts to incline, take the right hand slip road 'Old Chepstow Road', proceed past the village hall on the left, taking the immediate right hand turning into The Nurseries, follow the road around to the left, over a speed bump then take the right hand option, follow the road around to the left where you will find the property on the right hand side of the cul-de-sac.

40 The Nurseries, Langstone, Newport, NP18 2NT

£339,950



SERVICES

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

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 their 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 furnishings.

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 fact.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Moon & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Description

40 The Nurseries comprises a well appointed and spacious detached home, situated within this popular residential location of Langstone. The property offers a reception hall, giving access to a bay fronted living room and kitchen/dining room with further access to utility room and conservatory. On the first floor is a family bathroom and four bedrooms, the principal of which has an en-suite with shower. The property benefits from off road parking for 2 cars and a single garage to the front, with private, enclosed gardens to the rear and a cedar clad timber studio.

The property is situated in the village of Langstone with a range of local facilities close at hand, including a well respected primary school, garden centre, garage and grocery shop. The Celtic Manor Resort is within a short drive offering a good range of restaurants, health clubs and a golf course. Several local retail parks are easily accessed, being only a few miles away. There are excellent bus, road and rail links with A48, M48 and M4 motorway networks, bringing Bristol, Cardiff, Newport and Chepstow within easy commuting distance.

Accommodation

GROUND FLOOR

RECEPTION HALL

With stairs to first floor, understairs storage cupboard and clado rail.

LIVING ROOM

16'1" x 11'4" maximum into bay

A generous reception room with bay to front elevation complete with uPVC double glazed windows. Feature gas fireplace. Glazed double door to dining room.

GROUND FLOOR WC

Comprising a white suite to include low level WC and wash hand basin with dual taps.

KITCHEN

14'3" x 9'11" maximum open to dining room

Appointed with a matching range of base and eye level storage units with woodblock effect worktops. Fitted with a range of appliances to include inset five ring gas hob with stainless steel extractor over, along with eye level double oven and grill, as well as space for dishwasher, fridge and freezer. Large stainless steel single bowl and drainer sink with chrome mixer tap. Ceramic tiled splashbacks and Karndean Art stone effect tiled flooring. uPVC double glazed windows to rear elevation. Archway to utility room.

DINING ROOM

11'4" x 9'11"

With flooring continued and uPVC double glazed French doors leading to conservatory.

CONSERVATORY

With uPVC double glazed door to rear garden. Two large tilt and turn windows. Solar shield climate control tinted glazed roof and insulating fabric blinds. Wood laminate flooring.

UTILITY ROOM

Appointed with a matching range of base and eye level storage units with rolled worktops. Ceramic tiled splashbacks and tiled flooring. With space for washing machine and dryer. Also benefiting from inset stainless steel one bowl and drainer sink with chrome mixer tap. Composite door to side elevation.



FIRST FLOOR STAIRS AND LANDING

With access to bedrooms, family bathroom, generous airing cupboard and loft hatch with ladder.

BEDROOM 1

14' x 11'10"

A generous double bedroom with three uPVC double glazed windows to front elevation. Fitted wardrobes and access to en-suite.

EN-SUITE

Comprising a white suite to include low level WC, pedestal wash hand basin with dual chrome taps and shower cubicle with mains fed shower over, complete with wood effect vinyl floor tiles and frosted uPVC double glazed window to front elevation.

BEDROOM 2

12'3" x 9'10"

Double fitted wardrobes. uPVC double glazed window to rear elevation. Wood effect vinyl floor tiles.

BEDROOM 3

9' x 8'

With uPVC double glazed window to rear elevation.

BEDROOM 4

9' x 7'7"

With uPVC double glazed window to rear elevation.

FAMILY BATHROOM

Comprising a white suite to include low level WC, pedestal wash hand basin with chrome dual taps and panelled bath with chrome mixer taps and shower attachment over. With part tiled walls and wood effect vinyl floor tiles. Frosted uPVC double glazed window to side elevation.

OUTSIDE

To the front the property is approached via tarmac driveway with parking for two vehicles, with gated access leading to the rear gardens. The rear gardens themselves benefit from paved seating area, leading to level lawns, with well stocked beds and borders, with views over surrounding field and countryside. Bounded by timber fencing. Also benefiting from a cedar clad studio measuring internally 12'6" x 8'6" with double glazed windows and two folding doors, providing a fantastic workshop space or potential for home office.

SINGLE GARAGE

A single garage with up and over door, power and lighting.

