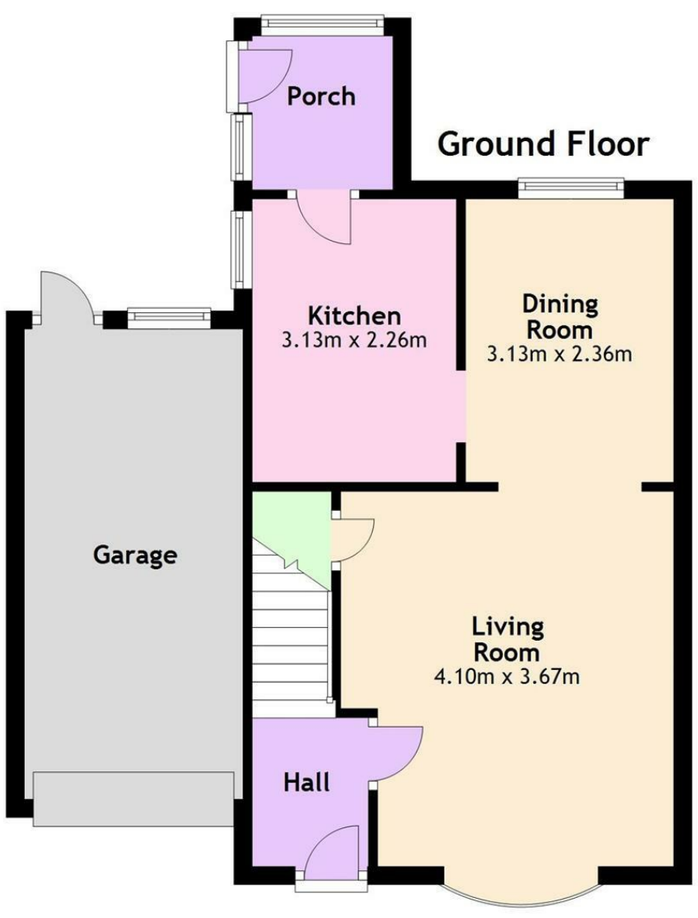
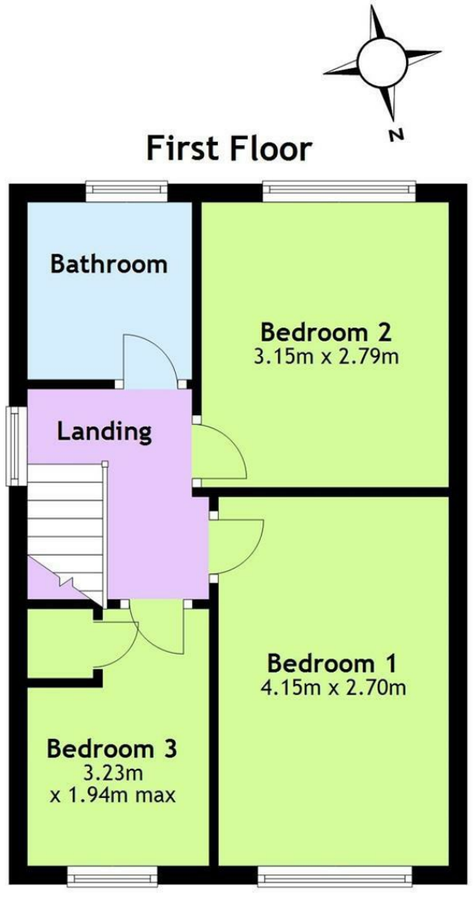
DIRECTIONS

From our Chepstow office proceed up Moor street, turning left onto the A48, continue along the A48 taking the turning right signposted Sedbury, take the second exit at the roundabout. Continue along this road passing the SPAR shop on your left hand side, taking the right hand turn shortly after onto Ormerod Road, follow on to the 'T' junction, turning left onto Danes Hill. As you proceed down the hill you will find the property at the end of the road on the right hand side.

TENURE - FREEHOLD

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



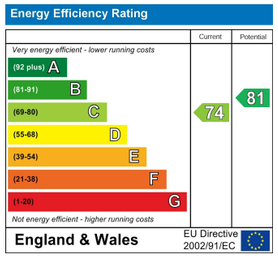


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.



MOON&CO

17 DANES HILL, SEDBURY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7BA

3 1 2 C

£295,000

Sales: 01291 629292
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This semi-detached family home occupies a pleasant position within this quiet residential area of Sedbury, with the Offas Dyke footpath on the doorstep. The property benefits from a particularly spacious wrap-around garden, which offers the potential for an extension, subject to the necessary planning permission. The property briefly comprises, reception hall, open plan living/dining room, kitchen and rear lobby to the ground floor, with three bedrooms and a bathroom to the first floor. There is off-road parking for two vehicles and a single garage.

Being situated in Sedbury a range of local facilities are close at hand to include local primary and secondary schools, shops and a pub, as well as doctors and chemist. 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

RECEPTION HALL
Half-glazed uPVC front door. Stairs to first floor.

SITTING ROOM
4.10m x 3.67m (13'5" x 12'0")
A spacious, light sitting room with uPVC bay window to the front elevation. Handy understairs storage. Open to: -

DINING AREA
3.13m x 2.36m (10'3" x 7'8")
Formal dining area with window to rear elevation.

KITCHEN
3.13m x 2.26m (10'3" x 7'4")
Appointed with a matching range of country-style base and eye level storage units with wooden effect work surfacing and tiled splashbacks. Single stainless steel sink and drainer with chrome mixer tap. Space for free-standing cooker, washing machine and undercounter fridge. Window to the side elevation and half-glazed door leading out to the rear lobby.

REAR LOBBY
A handy storage area with terracotta floor. uPVC windows and door leading out to the rear garden.

FIRST FLOOR STAIRS AND LANDING
With window to side elevation.

BEDROOM 1
4.15m x 2.70m (13'7" x 8'10")
A spacious and light double bedroom with window to front elevation.

BEDROOM 2
3.15m x 2.79m (10'4" x 9'1")
A double bedroom with window to rear elevation.

BEDROOM 3
3.23m x 1.94m max. (10'7" x 6'4" max.)
A single bedroom with window to front elevation. Handy storage cupboard built-in over the stairs and loft access.

FAMILY BATHROOM
Appointed with a three-piece suite to include panelled bath with curved shower screen, chrome shower attachment and chrome taps, low-level WC and wash hand basin set to vanity storage unit with chrome mixer tap. Heated chrome towel rail. Frosted window to rear elevation.

OUTSIDE

GARAGE
Private driveway offering tandem parking for two vehicles leads to a single garage with up and over door, power and light. Pedestrian door to rear garden.

GARDENS
The front garden is laid to lawn with a range of mature flowering plants. To the rear is a private garden with an area laid to stone chippings, separate patio area and an area laid to lawn which wraps around the garden. There is also a range of plants, shrubs and bushes along with fence to boundary. The property also has a direct access to the Offas Dyke footpath.

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