

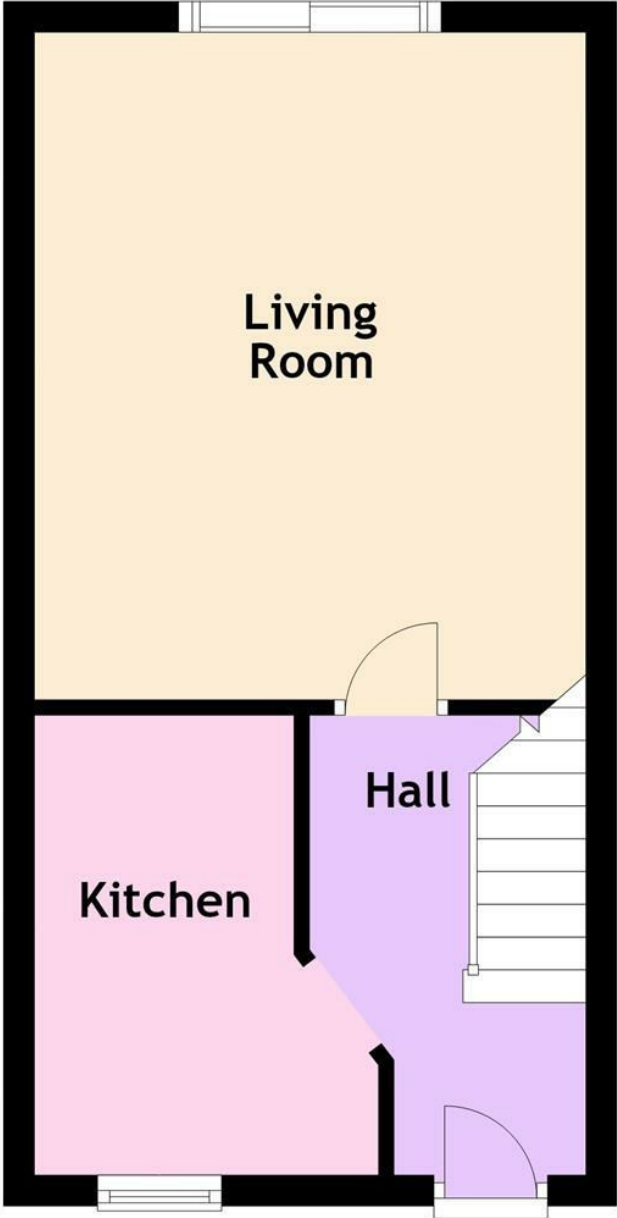
DIRECTIONS

From our Chepstow Office proceed up Moor Street, turning right on the A48, continue along this road where at the roundabout take the second exit. Proceed along this road taking the first exit at the next roundabout, continue along this road taking the third exit at the roundabout, then take the first turning left where you will find the property on the left-hand side.

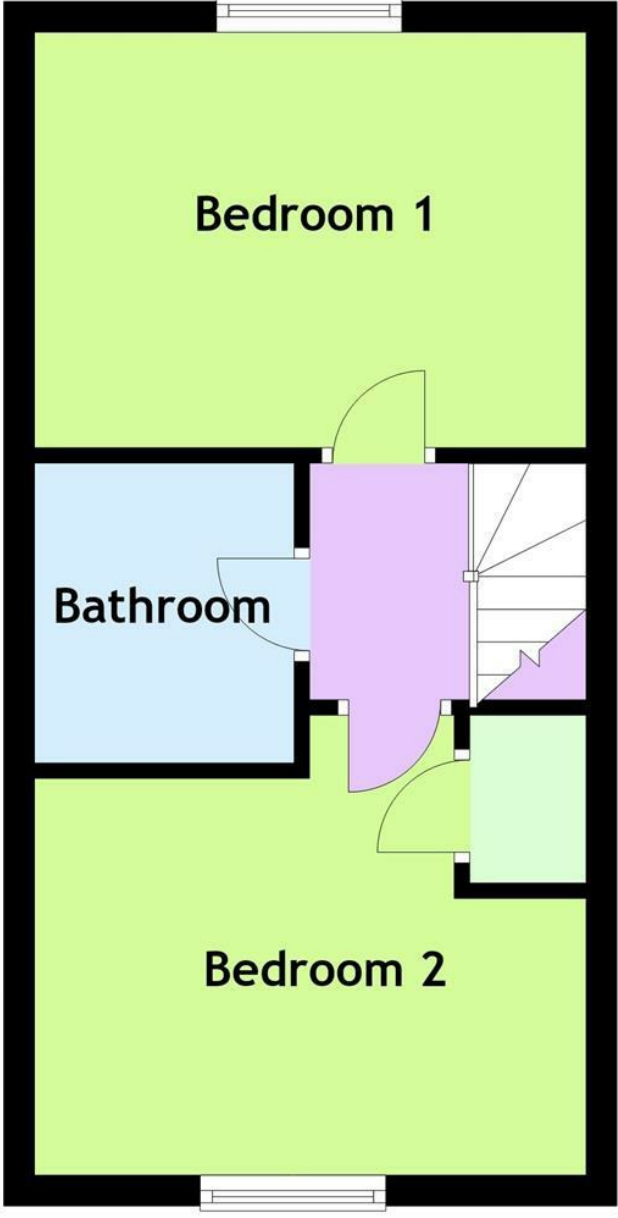
TENURE - FREEHOLD

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

Ground Floor



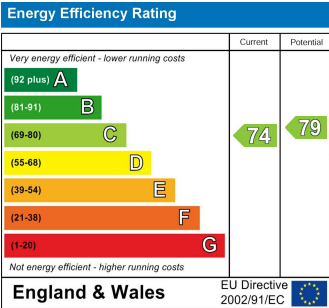
First Floor



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.



5 FOUNTAIN WAY, THORNWELL, CHEPSTOW,
MONMOUTHSHIRE, NP16 5SZ



£235,000

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

Being sold with the benefit of no onward chain, this mid-link house occupies a pleasant position within this popular residential location. The property briefly comprises to the ground floor reception hall leading to kitchen and sitting room with two double bedrooms and updated bathroom to the first floor. Outside the property benefits from a single garage, a parking space and a private rear garden.

Being situated in Thornwell a range of facilities are close at hand to include local primary school, pub and shops with a further abundance of amenities in nearby Chepstow. 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

A part glazed front door leads into the reception hall with wooden effect flooring and stairs to the first floor. Door to sitting room and open through to:-

KITCHEN

1.70m x 2.99m (5'6" x 9'9")

A modern kitchen with a matching range of wall and base units with wooden effect worktops and panelled splashbacks. Inset one and a half bowl stainless steel sink with drainer and chrome mixer tap. Built-in appliances to include four ring gas hob with stainless steel extractor fan over and glass splashback, eye-level oven, fridge and freezer. Space and plumbing for washing machine. Wood effect flooring. uPVC window to the front elevation.

SITTING ROOM

3.65m x 4.34m (11'11" x 14'2")

With uPVC sliding patio doors leading out to the rear garden.

FIRST FLOOR STAIRS AND LANDING

With loft access hatch.

BEDROOM 1

3.66m x 2.73m (12'0" x 8'11")

A double bedroom with uPVC window to the rear elevation.

BEDROOM 2

2.52m x 3.63m (8'3" x 11'10")

Window to front elevation with a handy over stair storage cupboard.

FAMILY BATHROOM

Comprising a three-piece suite to include low-level WC, pedestal wash hand basin with chrome mixer tap and a panelled bath with shower over and chrome taps. Part-tiled walls. Wooden effect flooring.

OUTSIDE

GARDEN

At the front of the property steps lead down to the front entrance door, with a lawned area and hedging. A pleasant garden lies to the rear with a patio area perfect for entertaining and a level lawn with mature plants and shrubs.

GARAGE

To the side of the property is a private driveway providing off-road parking and leads to the single garage with up and over door.

SERVICES

All mains services are connected to include mains gas central heating. Council tax band D.

