DIRECTIONS

From our Chepstow office proceed to the Racecourse roundabout taking the Monmouth Road. Continue through the village of Itton continuing to the village of Devauden, passing the village green on your right. Take the next left into Wesley Way leading to Wesley Gardens where following the numbering you will find the property at the bottom of the road.

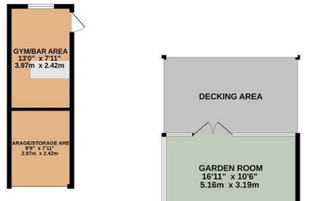
SERVICES

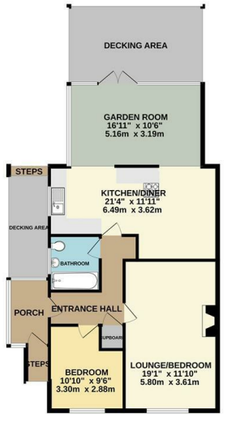
Main water, electricity and drainage connected. LPG gas central heating.
Council Tax Band D

TENURE - FREEHOLD

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

GROUND FLOOR
1305 sq.ft. (121.2 sq.m.) approx.





TOTAL FLOOR AREA : 1305 sq.ft. (121.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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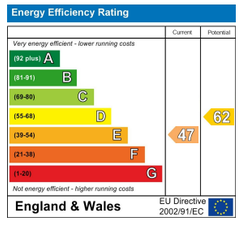


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing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

10 WESLEY GARDENS, DEVAUDEN, CHEPSTOW, MONMOUTHSHIRE, NP16 6PZ

2 1 2 E

£339,950

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

Occupying a generous corner plot and affording fantastic uninterrupted views over surrounding countryside, this immaculately presented semi-detached bungalow enjoys a quiet position within this cul-de-sac in the desirable Monmouthshire village of Devauden whist retaining excellent access to both market towns of Chepstow and Monmouth. The property has been extensively renovated throughout by the current vendors and will no doubt suit a variety of markets, with the added opportunity to extend the property further, subject to consent and, of course, if desired. The current, well-planned, and deceptively spacious living accommodation briefly comprises entrance porch, hall, fantastic open plan kitchen/dining/breakfast area, living room, sizeable principal bedroom, second double bedroom, and a bathroom. The property further benefits an extensive block paved driveway, landscaped gardens to both the front and the rear, as well as a detached single garage.

ENTRANCE PORCH
uPVC door to the front elevation and windows to the rear and side elevations. Feature quarry tiled floor. A wooden internal door from the porch leads into the :-

ENTRANCE HALL
With wood effect laminate flooring. Loft access point. Useful built-in storage cupboard with inset shelving.

BEDROOM 2
3.30m x 2.88m (10'9" x 9'5")
Offering a fantastic versatile use, currently utilised as a guest bedroom/sitting room. Wall mounted Worcester boiler and the newly fitted electric consumer unit, both recently installed. Window to the front elevation. Wood effect laminate flooring.

BEDROOM 1
5.80m x 3.61m (19'0" x 11'10")
A sizeable bedroom offering fantastic potential to insert an en-suite or a dressing room if desired. Window to front elevation. Feature fireplace with stone surround, tiled base and inset wood burner. Wood effect laminate flooring.

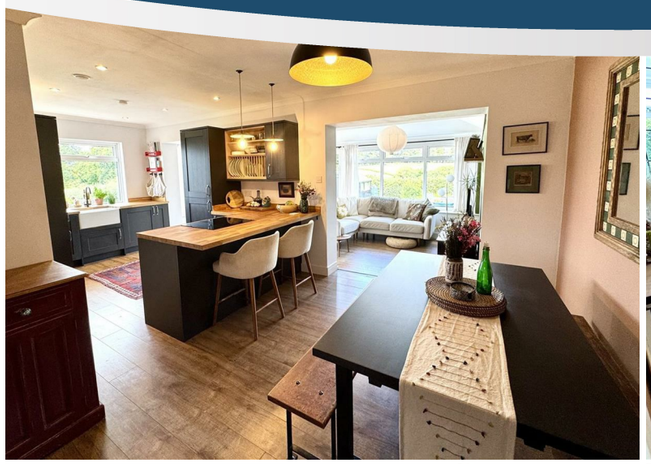
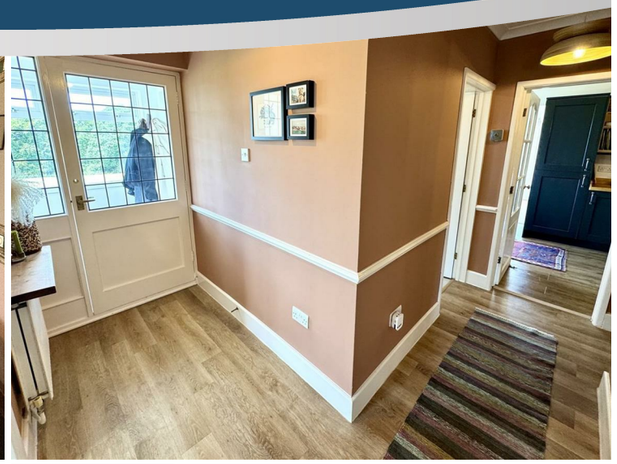
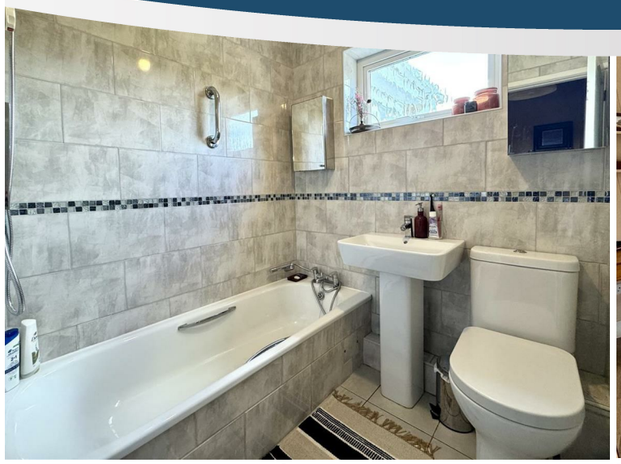
BATHROOM
Comprising a modern suite to include low-level bath with handheld shower attachment, taps and mains fed shower unit over, pedestal wash hand basin with mixer tap, low-level WC. Heated towel rail. Frosted window to side elevation. Fully tiled walls and flooring.

KITCHEN/BREAKFAST/DINING ROOM
6.49m x 3.62m (21'3" x 11'10")
A super contemporary open plan space with kitchen area affording an extensive range of fitted wall and base units with ample solid wood worktops over and feature breakfast bar. Inset feature Belfast sink with mixer tap. Integrated appliances to include fridge/freezer, slimline dishwasher, electric oven, grill, induction hob and a wine cooler. Window to side elevation. The dining area provides an ample space for dining table and chairs. Wood effect laminate flooring. Open access and a step down to:-

LOUNGE
5.16m x 3.19m (16'11" x 10'5")
A very well-proportioned and comfortable reception space with French doors leading directly out to the rear garden with views across the surrounding countryside. The lounge also benefits a feature vaulted ceiling. Wood effect laminate flooring.

OUTSIDE

GARAGE
The property is approached via a block paved driveway, offering off-street parking for several vehicles and leads to the garage which provides fantastic versatile use depending on requirements with power connected and manual up and over door. At the rear of the garage is a room which is currently being used as a home gym.

GARDENS
There is a sizeable front garden, mainly laid to level lawn bordered by an attractive range of plants, shrubs and trees, enclosed by gated access and low-level fencing to both sides. There is also a mature front garden area to one side, creating a secret garden, filled with a range of plants, trees, shrubs and hedgerow. To the side of the property is a raised decking area, providing an ideal south-westerly facing terrace, offering uninterrupted views across open countryside. The rear garden is beautifully presented and offers convenient low maintenance, comprising a raised decking area spanning the full width of the property, providing a perfect space for dining, entertaining or relaxing and enjoying views across the open fields. Steps from the decking lead down to an area laid to stones, bordered by a level lawn and an area laid to bark with an attractive range of mature plants, shrubs, and flowers. At the rear of the garden, there is a further attractive tiled terrace perfect for alfresco dining, as well as vegetable plot. The rear garden is open to the side of the property and access into the detached garage.

SERVICES
Main water, electricity and drainage connected. LPG gas central heating.