

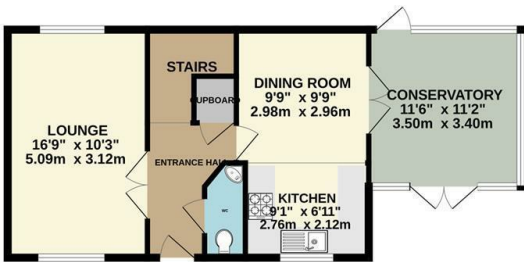
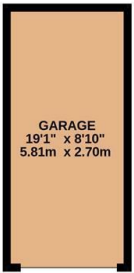
DIRECTIONS

From our Chepstow office proceed up Moor street turning right to A48, proceed to the roundabout taking the second exit onto A466. At the next roundabout, take first exit and at the next roundabout third exit. Turn right immediately after passing Tesco Express then take the left hand turn into James Stephens Way, follow this road to the end, as you continue up the hill bear left into the top of James Stephens Way where you will find the property at the end of the cul-de-sac on your left hand side.

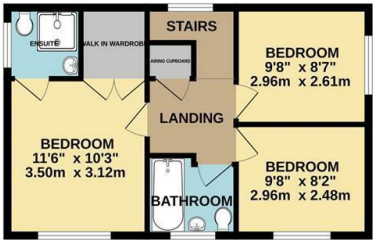
TENURE - FREEHOLD

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

GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.

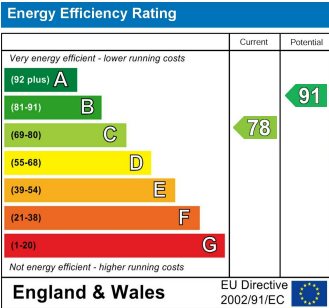
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



26 JAMES STEPHENS WAY, CHEPSTOW,
MONMOUTHSHIRE, NP16 5GE

3 2 1 C

£335,000

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

Occupying a pleasant and private corner position within this quiet cul-de-sac setting on a modern and convenient residential development on the outskirts of Chepstow town, this immaculately presented detached three bedroom home offers fantastic and practical yet versatile living accommodation and will no doubt will no doubt suit a variety of markets. The existing layout is arranged over two floors and briefly comprises to the ground floor: a welcoming reception hall, cloakroom/WC, generous dual aspect lounge, superb open plan kitchen/dining room and a conservatory with French doors to the garden. The first floor affords two double bedrooms, one with en-suite shower room, a single bedroom and a separate family bathroom. The property further benefits off-street parking for two vehicles, a single garage and low-maintenance deceptively spacious garden. The property is within easy reach of both Chepstow town centre with its range of amenities and the M48 motorway network making this ideal for the everyday commuter.

GROUND FLOOR

ENTRANCE HALL

A welcoming reception hall with a half-turned staircase leading to the first floor and a very useful built-in understairs storage cupboard.

CLOAKROOM/WC

To include low-level WC and wash hand basin inset to vanity unit with mixer tap.

LOUNGE

5.11m x 3.12m (16'9" x 10'3")

Double doors lead into the light and airy lounge with windows to the front and rear elevations. Feature fireplace with electric log effect fire.

KITCHEN/DINING ROOM

5.11m x 2.95m (16'9" x 9'8")

A great contemporary open plan space with an extensive

range of fitted wall and base units with ample laminate worktop, tiled splashbacks and inset one and a half bowl stainless steel sink with drainer. Integrated four ring gas hob with concealed extractor hood over and electric oven/grill beneath. Space for a full height fridge/freezer, in addition to space and plumbing for an under counter dishwasher and washing machine. The kitchen houses the Ideal gas combi boiler and also provides ample space for a dining table and chairs. Tiled floor. Window to the front elevation and French doors lead to:-

CONSERVATORY

3.51m x 3.40m (11'6" x 11'2")

Offering fantastic further versatility either as a second reception room or indeed providing home working facility as it is currently utilised. Feature tiled floor. Double glazed to all sides with French doors leading out to the garden and a separate pedestrian door leading out to the rear.

FIRST FLOOR STAIRS AND LANDING

A feature half turn staircase with window to the rear elevation leading up to a spacious landing area. Loft hatch and built-in airing cupboard with inset shelving.

BEDROOM 1

3.51m x 3.12m (11'6" x 10'3")

A very well proportioned principal double bedroom with a window to the front elevation. Built-in walk-in wardrobe. Door to:-

EN-SUITE SHOWER ROOM

A modern neutral suite to include shower cubicle with mains fed shower unit, pedestal wash hand basin and low level WC. Frosted window to the side elevation and built-in extractor fan.

BEDROOM 2

2.95m x 2.62m (9'8" x 8'7")

A good size guest double bedroom enjoying a large window to the side elevation.

BEDROOM 3

2.95m x 2.49m (9'8" x 8'2")

A good sized single bedroom currently utilised as a dressing room but offers fantastic versatility either as a bedroom, dressing room or indeed study perfect for the everyday home worker. Window to the front elevation.

FAMILY BATHROOM

Comprising a modern neutral suite to include panelled bath with tile surround, pedestal wash hand basin with tile

splashback and low level WC. Frosted window to the front elevation.

OUTSIDE

GARAGE

5.82m x 2.69m (19'1" x 8'10")

To the front the property benefits off street parking for two vehicles which leads to the single garage with manual up and over door.

GARDENS

The front of the property is approached by private steps leading down to the front entrance with useful storm porch and paved pedestrian pathway leading to the rear of the property. There is also a low maintenance front garden area mainly laid to slate with hedgerow. The rear garden is deceptively spacious comprising a paved patio area with gated pedestrian access leading back to the front of the property. Steps from the patio area lead down to a further more extensive terrace laid to contemporary paving slabs providing a perfect spot to enjoy the sunshine. There is also an attractive exposed stone retaining wall and a good size level area laid to lawn. In the corner there is also a feature rockery, with the rear garden being fully enclosed.

SERVICES

All mains services are connected to include mains gas central heating. Council Tax Band E.

