



## DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right just before Merrick pharmacy and immediately left onto Mounon Road. Proceed up Mounon Road, turning left onto Vauxhall Lane and left again, passing doctors surgery on the left hand side. Continue along this road to the end, where you will find the property on your right hand side.

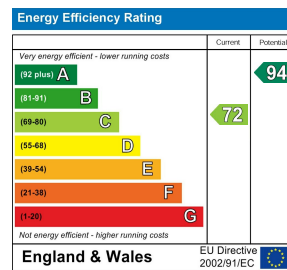
## SERVICES

All mains services are connected to include gas central heating.

2021/2022 Council Tax Band G.

## TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 2540 sq.ft. (236.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, levels and other details are approximate and are intended to be used as a guide only. Prospective purchasers should verify all measurements and details with the vendor.

**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.



# HAFAN, HARDWICK HILL LANE, CHEPSTOW, MONMOUTHSHIRE, NP16 5PP



## £695,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

Moon & Co. are delighted to offer to the market Hafan, Chepstow, a beautifully presented, individually designed property, available to view now and briefly comprises spacious reception room with access to living room which in turn leads to garden room and WC, bedroom four/dining room, kitchen/breakfast room with access to utility room, bedroom three with further access to en-suite bathroom. To the first floor are two spacious bedrooms as well as family bathroom. A particular benefit of Hafan is the potential to further develop the property into sizeable loft space, creating further bedroom or living accommodation.

Being situated within a short walk of Chepstow town centre a wide range of facilities are close at hand to include primary and secondary schools, shops to include M&S and Tesco supermarkets, pubs and restaurants and being within walking distance of doctor and dental surgeries. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

## GROUND FLOOR

### RECEPTION HALL

A spacious reception hall with uPVC double glazed front door. Woodblock engineered flooring. Stairs to first floor.

### LIVING ROOM

**7.32m x 3.94m (24'0" x 12'11")**

A generous reception room with uPVC double glazed windows to side and rear elevations overlooking the gardens with natural light flooding in. Feature wall mounted fire. uPVC double glazed doors leading to: -

### GARDEN ROOM

**3.83m x 2.73m (12'6" x 8'11")**

A pleasant space to enjoy with uPVC double glazed French doors leading to the front garden. Vaulted ceilings and stone flooring.

### GROUND FLOOR WC

Comprising low level WC and wall mounted wash hand basin with mixer taps. Frosted window to rear elevation.

### BEDROOM 4/DINING ROOM

**3.31m x 3.24m (10'10" x 10'7")**

Currently utilised as formal dining room and benefiting from engineered wood flooring and uPVC double glazed window to front elevation.

### KITCHEN/BREAKFAST ROOM

**5.22m x 3.33m maximum (17'1" x 10'11" maximum)**

L shape kitchen appointed with a matching range of base and eye level storage units with wood effect and granite effect worktops. Stainless steel one and a half bowl and drainer sink unit with chrome mixer tap. Inset four ring gas hob with extractor over and electric fan assisted oven below. Integrated dishwasher. Space for fridge and freezer. The kitchen also benefits from sizeable corner pantry cupboard. Ceramic tiled splashbacks and tiled flooring. uPVC double glazed window to side elevation. Access to utility: -

### UTILITY ROOM

Appointed with a matching range of base and eye level storage units with wood effect worktops. Inset stainless steel one bowl and drainer sink unit with chrome mixer tap. With space for washing

machine and tumble dryer. Ceramic tiled splashbacks and tiled flooring. uPVC double glazed window to front elevation. Door to side.

### BEDROOM 3

**5.48m x 3.77m (17'11" x 12'4")**

A generous double bedroom with a range of fitted mirror front wardrobes. uPVC double glazed windows to side elevation. Access to: -

### EN-SUITE BATHROOM

Comprising a three piece white suite to include low level WC, pedestal wash hand basin with chrome taps and panelled bath with chrome mixer tap and mains fed shower over. Heated towel rail. High quality vinyl flooring. Part tiled walls. Frosted uPVC double glazed window to rear

### FIRST FLOOR STAIRS AND LANDING

With two Velux rooflights and high quality laminate flooring.

### BEDROOM 1

**4.6m x 4.13m (15'1" x 13'6")**

A generous double room with partially vaulted ceiling and sliding door leading to balcony offering a superb view over Chepstow. Storage cupboard into loft space, with fantastic potential to develop into further accommodation.

### BEDROOM 2

**4.3m x 3.36m (14'1" x 11'0")**

A spacious double bedroom with partially vaulted ceiling. High quality laminate flooring. uPVC double glazed window to side elevation.

### FAMILY BATHROOM

Comprising a three piece white suite to include low level WC, pedestal wash hand basin with chrome taps and panelled bath with chrome mixer tap and shower attachment. Part tiled walls and vinyl flooring. Velux rooflight.

### OUTSIDE

The property is approached via two separate gated entrances, one of which is leading to a brick paviour parking area with garage, workshop and further steps leading to the front entrance door. Well stocked beds and borders. The additional gated access is at the lower garden with pathway to front entrance door. The formal gardens offer an area predominantly laid to lawn with well stocked beds and borders and a number of specimen trees, including cherry blossom, acacia and magnolia. In the whole the garden occupies a sunny position and is bounded predominantly by picket fencing and partly by stone wall.

### GARAGE

**5.45m x 2.75m (17'10" x 9'0")**

A detached garage with additional workshop/study area and WC. The garage itself benefits from up and over door.

### WORKSHOP/STUDY AREA

**3.58m x 2.52m (11'8" x 8'3")**

Access via timber door, a multiuse room with ceramic tiled flooring and uPVC double glazed window to side elevation. Access to WC, comprising a two piece white suite to include low level WC and wash hand basin with chrome mixer tap, frosted uPVC double glazed window to side elevation.

