

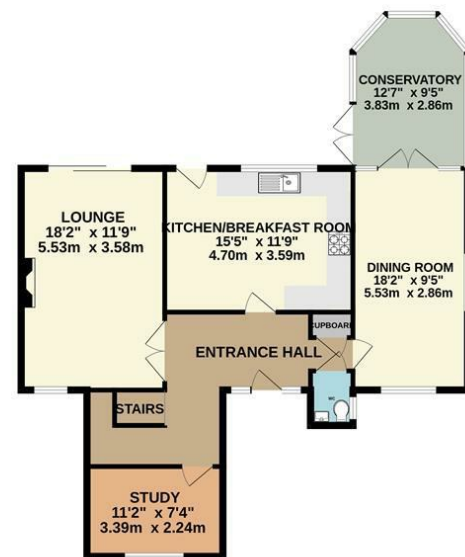
DIRECTIONS

From our Chepstow office proceed along the A48 towards Newport, continue down Pwllmeyric Hill taking the left hand turn at the bottom of the hill towards Mathern. Continue along this road taking the left hand turn at the memorial. Proceed along Chapel Lane, turning left into Orchid Meadow then bear left where you will find number four on your left.

TENURE - FREEHOLD

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

GROUND FLOOR
1273 sq.ft. (118.2 sq.m.) approx.



1ST FLOOR
815 sq.ft. (75.8 sq.m.) approx.



**4 ORCHID MEADOW, PWLLMEYRIC, CHEPSTOW,
MONMOUTHSHIRE, NP16 6HP**



£675,000

Sales: 01291 629292
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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.

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 71 | 77 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | | |

The property is located in the popular cul-de-sac of Orchid Meadow, originally constructed in the early 1980s by Bovis Homes Limited and has always been a popular and sought after location offering generous plots with mature gardens, this property benefiting from a lovely position with uninterrupted views across open countryside to the south-west. Pwllmeyric itself is very popular located on the outskirts of Chepstow, thus offering easy access to the town centre and its amenities as well as the M48 motorway junction and being within easy reach of a popular Garden Centre and St. Pierre Golf and Country Club.

The accommodation is well-presented and offers to the ground floor: entrance hall, spacious living room, separate study, large dining room with doors through to conservatory, well-appointed kitchen with breakfast area and cloakroom/WC. To the first floor is a principal bedroom with dressing room and en-suite shower room along with four further guest bedrooms and family bathroom. Outside the property benefits from a double garage and parking for several vehicles along with mature gardens to the front and rear.

GARAGE

6.05m x 5.23m (19'10" x 17'2")

Tarmacadam driveway offering ample parking and turning gives access to the double garage with twin up and over doors, power and light.

GARDENS

The property stands in attractive mature gardens with the majority of the gardens located to the rear of the property and laid extensively to lawn with very well-stocked, mature and well-tended borders planted with a variety of trees, shrubs and flowering plants. The rear gardens enjoy a lovely aspect to the south and south-west and benefit views of uninterrupted countryside.

SERVICES

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



BEDROOM 3**3.25m x 2.41m (10'8" x 7'11")**

A double bedroom with window to front elevation. Built-in wardrobes.

BEDROOM 4**3.40m x 2.24m (11'2" x 7'4")**

With window to front elevation.

BEDROOM 5**3.58m x 2.29m (11'9" x 7'6")**

With windows to front and side elevations. Built-in wardrobes.

FAMILY BATHROOM

Appointed with a three-piece suite to include low-level WC, panelled bath with glass shower screen, mixer tap and handheld shower attachment and vanity wash hand basin. Frosted window to rear elevation. Tiled walls and tiled flooring.

**GROUND FLOOR****ENTRANCE HALL**

Door to front elevation with glazed side screens leads to a spacious entrance hall with stairs off.

CLOAKROOM/WC

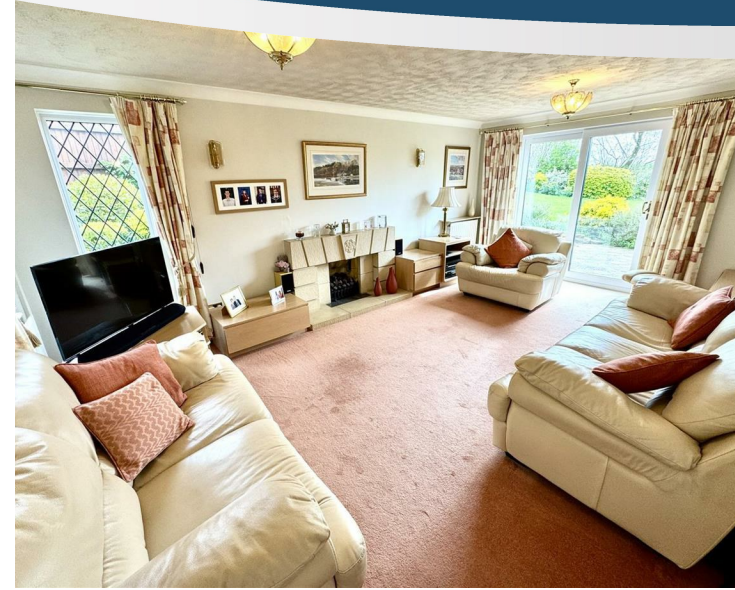
A modern suite comprising low-level WC and wash hand basin set over storage units. Half-tiled walls. Frosted window to side elevation.

LIVING ROOM**5.54m x 3.58m (18'2" x 11'9")**

Bright and airy reception room with window to the side elevation and patio door to sunny rear garden. Attractive feature fireplace.

KITCHEN**4.70m x 3.58m (15'5" x 11'9")**

Appointed with a matching range of base and eye level storage units with large breakfast peninsular and tiled splashbacks. Inset one and half bowl and drainer sink unit. Four ring gas hob with concealed extractor hood over and eye level double oven. Space for washing machine and dishwasher. Window and door to rear garden.



DINING ROOM

5.54m x 2.87m (18'2" x 9'5")

A well-proportioned formal dining room with windows to front and side elevations along with doors to: -

CONSERVATORY

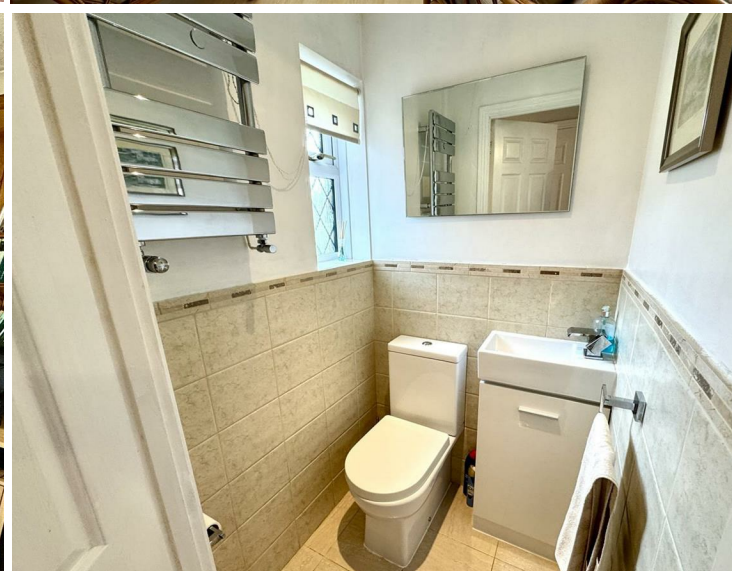
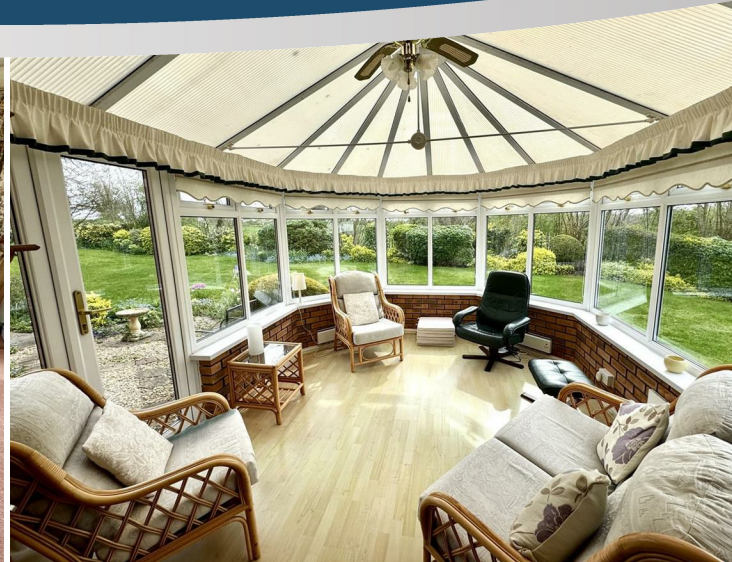
3.84m x 2.87m (12'7" x 9'5")

A large conservatory of uPVC double glazed construction with doors to garden.

STUDY

3.40m x 2.24m (11'2" x 7'4")

A useful study/home office with window to front elevation.



FIRST FLOOR STAIRS AND LANDING

Spacious landing with two storage cupboards.

PRINCIPAL BEDROOM

3.63m x 3.40m (11'11" x 11'2")

A well-proportioned double bedroom with window to front elevation. Semi-open plan to dressing area with two sets of built-in wardrobes and twin wash hand basins set over the storage cupboards. Giving access to: -

EN-SUITE SHOWER ROOM

Appointed with low-level WC and large step-in shower cubicle. Frosted window to rear elevation. Fully tiled walls and tiled flooring.

BEDROOM 2

3.58m x 3.23m (11'9" x 10'7")

A double bedroom with window to rear elevation. Built-in wardrobe.

