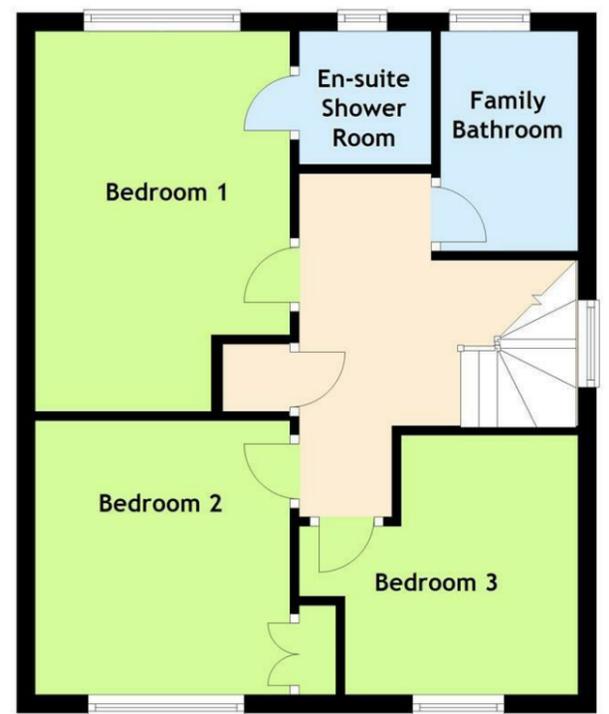
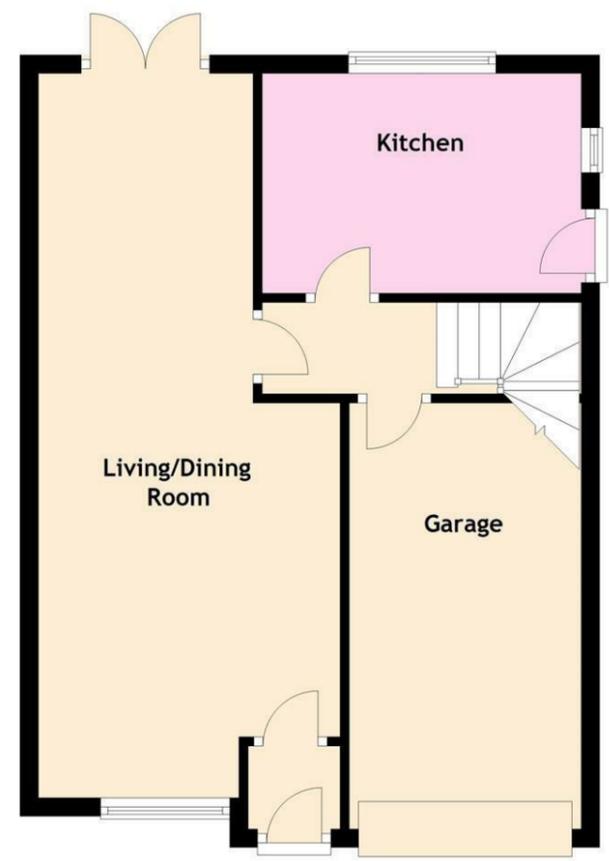


Ground Floor

First Floor



32 Valentine Lane, Thornwell, Chepstow, Monmouthshire, NP16 5TH

£299,950



**DIRECTIONS** From our Chepstow office proceed to the main St Lawrence roundabout, taking the second exit down to the Severn Bridge roundabout, taking the first exit towards Thornwell. At the next roundabout proceed straight over and then at the next roundabout, take the second exit then bear right into Valentine Lane. Continue along where you will find No. 32 on your right hand side.

**SERVICES**  
All mains services are connected.

**TENURE - FREEHOLD**  
You are recommended to have this verified by your legal advisors at your earliest convenience.

Disclaimer  
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishings.

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 fact.  
 2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Moon & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## Description

32 Valentine Lane comprises of a really well appointed and upgraded detached three bedroom house occupying a pleasant position within this established residential area of Chepstow, being close to local schools, shops and other amenities and with excellent access to the M48 motorway bringing Cardiff and Bristol within commuting distance. The property has also benefited from a lot of cosmetic upgrading in recent years and is presented to a very high standard throughout.

## Accommodation

### GROUND FLOOR

#### ENTRANCE HALL

With door to front elevation.

#### LIVING/DINING ROOM

25'9" x 11'5" maximum

With window to front elevation and French doors to rear garden. Attractive feature fireplace housing gas fire.

#### INNER HALLWAY

With stairs off and courtesy door to garage.

#### KITCHEN

Tastefully appointed with an updated range of base and eye level storage units with granite work surfacing over with upstands with tiled splash backs. Six ring Rangemaster with three ovens with splash back and extractor over. Inset one and a half bowl sink unit. Windows to rear garden and side elevation. Ceramic tiled finish to flooring. Door to side elevation.

#### FIRST FLOOR STAIRS AND LANDING

With access hatch to loft. Window to side elevation. Airing cupboard.

#### BEDROOM 1

11'6" x 10'6"

Extensively fitted with a range of good quality bedroom furniture. Windows to rear garden.

#### EN-SUITE SHOWER ROOM

Tastefully updated with a three piece suite comprising of step-in shower, low level WC and wash hand basin set over vanity storage unit. Attractive tiling finish to walls and flooring. Heated towel rail. Window to rear.

#### BEDROOM 2

10'4" x 10'0"

With window to front elevation.

#### BEDROOM 3

9'2" x 9'0" maximum

With window to front elevation.

#### BATHROOM

An attractive modern bathroom, updated with a stylish suite comprising of panelled bath with shower over and shower screen, low level WC and wash hand basin. Heated towel rail. Tiled finish to walls and flooring. Window to rear elevation.

#### OUTSIDE

#### GARAGE

Integral single car garage with up and over door, power and lighting. Courtesy door to main house.

#### GARDENS

The property stands in attractive mature gardens. To the front with extensive brick paviour driveway offering ample parking for several vehicles. To the rear a well landscaped, attractive garden with seating area, lawn and a variety of mature trees and shrubs.

