



DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit onto St. Lawrence Road, taking the first turning left into Mouton Road, proceed down into Bayfield, where you will find the property on your righthand side just before Bayfield Farm.

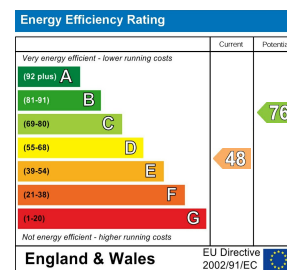
SERVICES

Mains water electricity. Septic tank drainage. Electric central heating.

Council Tax Band D.

TENURE - FREEHOLD

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



2 HAZELTON VILLAS BAYFIELD, CHEPSTOW, MONMOUTHSHIRE, NP16 6AE

2 1 3 E

£450,000

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.

The property offers a rare opportunity to acquire a tastefully renovated and extended period semi-detached cottage located on the periphery of Chepstow in this sought after backwater, which enjoys privacy and seclusion along with pretty rural views but being within a 15 to 20 minutes walk of Chepstow's town centre. Also benefitting from easy access to local amenities, schools, shops and road connections. The property has undergone an extensive renovation process to provide very comfortable accommodation and now offering to the ground floor: entrance porch, entrance hall, striking living room with full height ceiling, attractive garden room with glazed elevation to front with pretty views, spacious and well- appointed modern kitchen with breakfast area, semi-open plan to dining room. Upstairs the property benefits from two double bedrooms along with four-piece family bathroom. The gardens are extensive and well landscaped with parking to the front. The rear garden being of generous proportions and benefiting from a practical home office as well as range of useful outbuildings.

GROUND FLOOR

ENTRANCE PORCH

With door to front elevation. Attractive tiling.

ENTRANCE HALL

Attractive tiling continued. Stairs off.

GARDEN ROOM

4.32m x 2.99m (14'2" x 9'9")

A most charming bright and sunny room with fully glazed elevation to the south-west with windows to the side. Full height ceiling with exposed beams. Stylish barn doors giving access to: -

LIVING ROOM

4.65m x 4.45m (15'3" x 14'7")

A very striking reception room, once again with full height ceiling and exposed roof beams along with Velux rooflight. Feature wood burner. Window to rear elevation.

LOBBY AREA

With potential for a study.

CLOAKROOM/WC

Appointed with a low level WC and wash hand basin both inset to vanity storage unit. Attractive tiled splashbacks and tiled flooring.

KITCHEN/BREAKFAST ROOM

5.33m x 3.51m (17'5" x 11'6")

A spacious well-appointed kitchen/breakfast room with a range of contemporary base and eye level storage units with work surfacing over and tiled splashbacks. Integrated fridge and dishwasher. Space for range cooker with concealed extractor over. Single stainless steel sink unit inset into peninsula with storage. Window and door to rear garden.

DINING ROOM

3.54m x 2.95m (11'7" x 9'8")

A formal dining room with bay window to front elevation. Fireplace with wood burning stove.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 1

4.43m x 2.95m (14'6" x 9'8")

A good size double bedroom with two windows to front elevation with extensive rural views. Feature fireplace.

BEDROOM 2

3.47m x 3.26m maximum (11'4" x 10'8" maximum)

A double bedroom with window to rear elevation.

BATHROOM

Appointed with a four-piece suite to include corner step-in shower with tiled surround, panelled bath with shower attachment and mixer tap, low level WC and wash hand basin with mixer tap. Window to rear.

OUTSIDE

GARDENS

The property stands in attractive, mature landscaped gardens, to the front with gravel parking area along with private seating area. To the rear with sun terrace and large lawned garden. Range of useful outbuildings, one of which is utilised as a utility room along with contemporary garden home office.

SERVICES

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