



## DIRECTIONS

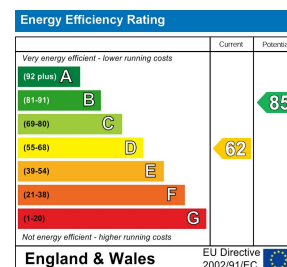
From our Chepstow office proceed up the High Street turning left onto the A48. Take the first right hand turn into Garden City. Proceed along this road taking the third left into Caird Street where you will find the property at the end of the road on the left hand side.

## SERVICES

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

## TENURE - FREEHOLD

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



**75 CAIRD STREET, CHEPSTOW, MONMOUTHSHIRE,  
NP16 5DX**

**3** **1** **1** **D**

**£299,950**

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

**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.

Message from the owner: "Finding the perfect place is a tricky business, so I wanted you to know what it's like living here. This has been my home for nearly 4 years now and they have been the happiest of my life. Being surrounded by trees, you get to watch the seasons change throughout the year. In the summer you are surrounded by lush green – as it is now, and in the winter when the trees are bare, you look out across the Wye Valley, at the lights on the bridge in the distance and the river winding its way out to the estuary. At Christmas when the houses have their lights up it is really pretty. I often sat in the lounge with the curtains open looking out at the scene. Another feature of this house is how unbelievably quiet it is. I have a piano, so for the benefit of my neighbours, I installed a layer of soundproofing to the living room wall and the main bedroom walls between the houses. Anyway, I would like to wish you every success in finding your perfect home. I was very lucky to find this place and thought it would be my forever home, but then I got even luckier and found the love of my life, so I'm moving on to the next chapter of my adventure".

Offered to the market with the benefit of no onward chain this immaculately presented semi-detached property is situated in a popular and quiet residential location at the end of a no through road and is within walking distance to Chepstow town centre, bus and train stations, making this ideal for the commuter. The well-planned layout briefly comprises to the ground floor: entrance porch, entrance hall, generous lounge and a fantastic open plan kitchen/dining room, whilst to the first floor there are two double bedrooms, a third single bedroom/ideal study, as well as a modern shower room. The property further benefits a private driveway providing and off-street parking for two vehicles, garage and low maintenance gardens to both front and rear.

GROUND FLOOR

ENTRANCE PORCH

Frosted uPVC door and side panel leads into porch area.

ENTRANCE HALL

A welcoming and spacious entrance hall. Stairs to first floor. Built-in understairs storage cupboard.

LOUNGE

3.91m x 3.43m (12'9" x 11'3")

A well-proportioned reception room enjoying open views to the front elevation.

OPEN PLAN KITCHEN/DINING ROOM

3.43m x 5.28m (11'3" x 17'3")

Providing an excellent open plan space perfect for everyday family living and indeed for entertaining. Comprising an extensive range of fitted units with ample laminate worktops over and tiled splashback. Integrated electric oven/grill with four ring induction hob over, fridge and separate freezer. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Space for washing machine. Two windows to rear elevation overlooking the garden and door to rear.

FIRST FLOOR STAIRS AND LANDING

Spacious landing area with a large window to side elevation providing lots of natural light. Access to all first-floor rooms. Loft access point.

PRINCIPAL BEDROOM

4.01m x 3.05m (13'1" x 10'0")

A good size double bedroom with window to front elevation, enjoying open views.

BEDROOM 2

3.43m x 3.38m (11'3" x 11'1")

A double bedroom with window to rear elevation overlooking private gardens.

BEDROOM 3

3.12m x 2.26m (10'2" x 7'4")

Would make for an ideal single bedroom or indeed a perfect study for the everyday home worker. Window to front elevation, again enjoying open views.

SHOWER ROOM

Comprising a modern contemporary suite to include double width walk-in shower cubicle with glass sliding shower screen, tiled surround and overhead waterfall shower and separate handheld attachment, low level WC and wash hand basin inset to vanity unit with mixer tap and tiled splashback. Frosted window to the rear elevation.

GARAGE

A single garage with up and over door housing the gas combination boiler, power and sensor light connected. Door to rear garden.

GARDEN

To the front is a private tarmac driveway providing parking for a couple of vehicles. Tarmac pathway leads to the front entrance. Level area laid to tarmac which could make an ideal terrace enjoying the south facing views. Area laid to lawn, bordered by a low-level hedge. Gated pedestrian access from the side leads through to the rear garden, comprising a sizeable and private corner position. Level area laid to tarmac providing a perfect space for dining and entertaining. Steps lead up to a mature low maintenance area mainly laid to stones with a range of mature plants and shrubs. Fully enclosed by timber fencing and hedgerow to all sides.

SERVICES

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

