



37 Deans Hill, Chepstow, Monmouthshire, NP16 5AT

£399,950



DIRECTIONS From our Chepstow office proceed up the High Street turning right onto Welsh Street, proceed along the Welsh street, taking first left into St. Kingsmark Avenue and then left into Deans Hill where following the numbering you will find the property on the left hand side.

SERVICES

All services are connected to include mains gas central heating.

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

37 Deans Hill comprises a well appointed and extended detached family home situated within a particularly popular area of Chepstow, within a short walk of the town centre. To the ground floor the property offers reception hall with access to ground floor WC and living room, with stairs to the first floor. From the living room is further access to the open plan kitchen dining room which in turn opens to the extended family room with vaulted ceiling and bi-fold doors to the garden. There is also access to the utility room and study. To the first floor are four bedrooms with the principal bedroom benefiting from en-suite shower room as well as separate family bathroom. To the front the property is approached via brick paviour parking area and rear gardens benefit from terraced area and lawned garden.

Being situated in Chepstow a range of local facilities are within walking distance to include an abundance of pubs and restaurants, primary and secondary schools as well as doctors surgery and dentists.

There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

Accommodation

GROUND FLOOR

RECEPTION HALL

With uPVC double glazed front door, storage cupboard and access to the first floor.

LIVING ROOM

15'9" x 10'4"

Solid oak flooring and uPVC bay window to front elevation.

KITCHEN/DINING ROOM

26'7" x 10'2"

Open plan to family room, the dining area benefits from uPVC double glazed French doors to rear garden and solid oak flooring. The kitchen area is appointed with a matching range of base and eye level storage units with granite effect worktops. Fitted with dishwasher and stainless steel range cooker with stainless steel extractor over. Also with inset sink unit and chrome mixer tap. Spot lighting and porcelain tiled flooring.

FAMILY ROOM

15' x 12'10"

With vaulted ceiling, porcelain tiled flooring and bi-fold doors to garden, window to rear and Velux rooflights and spot lighting.

UTILITY ROOM

8'4" x 7'11"

With fitted storage units and space for fridge/freezer, washing machine and tumble dryer. Vinyl flooring.

STUDY

7'9" x 7'6"

uPVC double glazed window to front elevation and vinyl flooring.

GROUND FLOOR WC

With low level WC and corner wash hand basin. Window to front elevation.



FIRST FLOOR STAIRS AND LANDING

Loft access point. Access to bedrooms and bathroom.

BEDROOM 1

10'9" x 10'5"

Fitted with wardrobes, uPVC double glazed bay window to front elevation and access to en-suite.

EN-SUITE

A newly refurbished en-suite complete with low level WC, wash hand basin with chrome mixer tap and shower cubicle with mains fed shower over. Chrome heated towel rail, tiled walls and flooring. Frosted uPVC double glazed window to front elevation.

BEDROOM 2

19'1" x 8'9"

A spacious double bedroom with window to front and rear elevations.

BEDROOM 3

10' x 9'

uPVC double glazed window to front elevation.

BEDROOM 4

9' x 6'7"

uPVC double glazed window to rear elevation.

FAMILY BATHROOM

Comprising a white suite to include low level WC, pedestal wash hand basin with chrome taps and panelled bath with chrome taps. Fitted with part tiled walls and vinyl flooring. Frosted uPVC double glazed window to side elevation.

OUTSIDE

To the front the property is approached via brick paviour driveway with access to front entrance door and side access to rear garden.

The rear gardens offer raised paved seating area with views over Chepstow town and the surrounding countryside in the distance. With steps to lower terraced area and then further access to sloped lawned garden.

