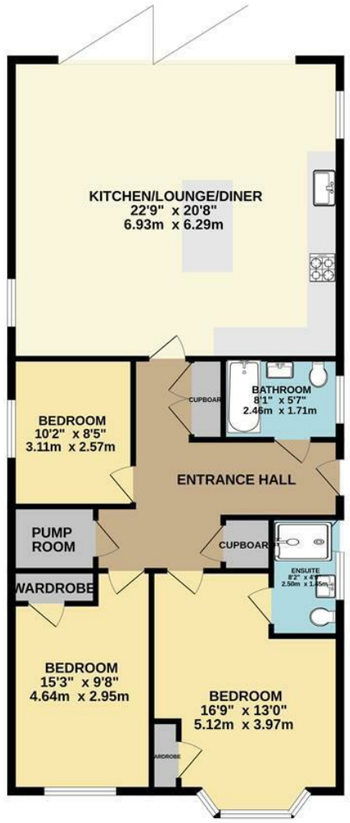
DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto Welsh Street. Continue along this road without deviation where at the roundabout take the third exit toward St. Arvans. Proceed past Chepstow Racecourse taking the left hand turn into Devauden Road.

TENURE - FREEHOLD

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

GROUND FLOOR
1158 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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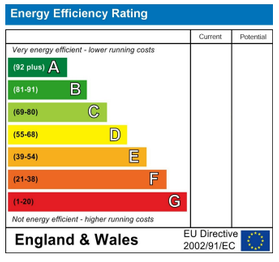


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.

MOON&CO

MAYBANK, DEVAUDEN ROAD, ST. ARVANS, CHEPSTOW, MONMOUTHSHIRE, NP16 6EY

3 2 1

£515,000

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

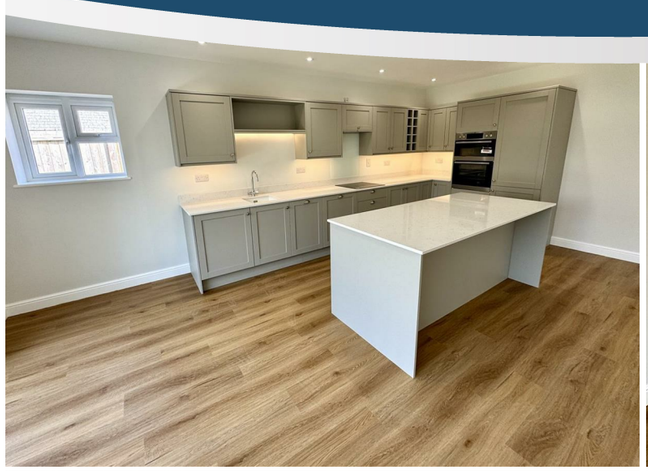
Moon & Co. are delighted to offer to the market this brand new individually designed and constructed detached bungalow located within the heart of this established and popular village on the periphery of the famous Wye Valley and also conveniently to hand to Chepstow town centre and attendant road connections. The accommodation is tastefully appointed throughout and finished to a high standard offering modern amenities and conveniences such as a luxury kitchen, well appointed bathroom and en-suite. The property further benefits air source heat pump, underfloor heating, full sprinkler system and 10 year LABC warranty.

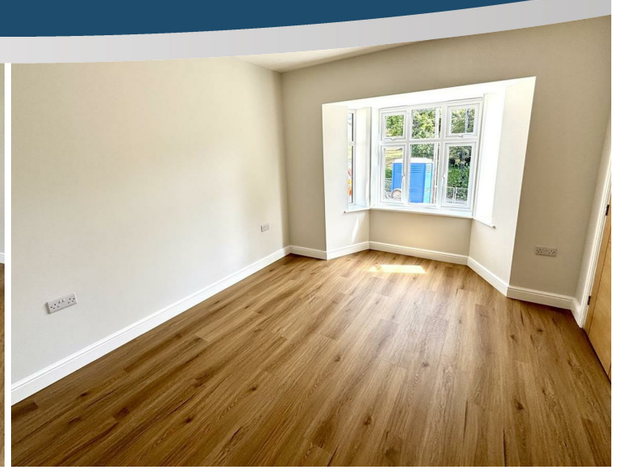
Being situated in St Arvans a number of facilities are close at hand to include local public house, village hall and church as well as a local nursery with a further range of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

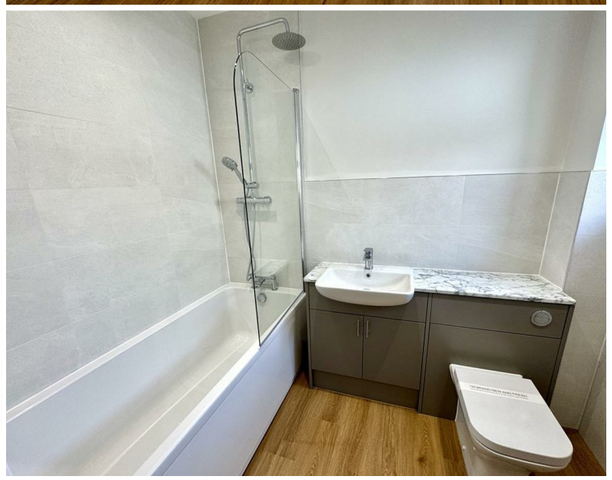
ENTRANCE HALL
Door to side elevation, Two built-in storage cupboards and pump room.

KITCHEN/FAMILY/LIVING ROOM
6.93m x 6.30m (22'9" x 20'8")
A very stylish area of the property with an extensive range of kitchen units to include central island with integrated fridge, freezer, dishwasher, double oven, induction hob with extractor hood along with washing machine. The contemporary kitchen is open plan to a large dining space with bifold doors to the rear gardens with a south westerly aspect and also the open plan living room providing comfortable and flexible living accommodation.

BEDROOM 1
5.11m x 3.96m (16'9" x 13'0")
With bay window to the front elevation and built-in wardrobe. Door to:-







EN-SUITE SHOWER ROOM
Appointed with a three piece suite to include step-in shower, low level WC and wash hand basin with fitted vanity units. Window to the side elevation.

BEDROOM 2
4.65m x 2.95m (15'3" x 9'8")
With window to the front elevation. Built-in wardrobe.

BEDROOM 3
3.10m x 2.57m (10'2" x 8'5")
With window to the side elevation.

FAMILY BATHROOM
Tastefully appointed with a three piece suite comprising of panelled bath with shower over, low level WC and wash hand basin with fitted vanity units. Window to the side elevation.

OUTSIDE

GARDENS
To the front of the property a private driveway which provides ample parking and turning space. The rear garden is level and enclosed and enjoys an attractive sunny position.

SERVICES
Mains water and electricity are connected. Air Source Heat Pump and full Underfloor Heating.