



DIRECTIONS

From Chepstow proceed in the direction of Newport along the A48 taking the left turn signposted Llandeuvau, proceeding into the hamlet of Llandeuvau, where the road splits, take the lower road. Continue along this lane where you will find the property on the left-hand side. What3words ///manual.headless.soda

SERVICES

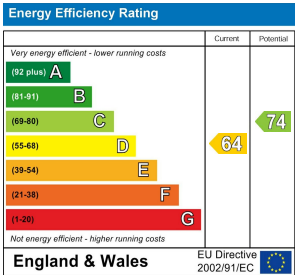
All mains services are connected to include gas central heating and wood/coal burner stove.
Council tax band H

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 3053 sq.ft. (279.0 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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OAKWOOD LOWER ROAD, LLANDEVAUD,
NEWPORT, MONMOUTHSHIRE, NP18 2AE

4 3 2 D

£625,000

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.

Oakwood is located in the sought after village of Llandeud and comprises an excellent example of an individually designed 1970's detached property which has recently been updated to create a modern family home. To the ground floor the open porch leads to the generous reception hall which in turn gives access to the spacious and modern kitchen/breakfast room with doors to the private garden. Also leading from the kitchen is the utility room and ground floor bathroom. In addition, from the reception hall there is an access to the integral garage, study and double doors with steps down to the most impressive sitting room, with vaulted ceiling, feature fireplace and galleried landing overlooking the living area. To the first-floor, the landing gives access to three guest bedrooms and a family bathroom plus door to the galleried landing overlooking the impressive living room with door off to the attic room and principal bedroom with en-suite bathroom and walk-in wardrobe. The property also benefits from a generous, private rear garden whilst to the front is a mature garden and driveway/parking giving access to the garage.

Situated within this popular community, set in a semi-rural location, excellent walks can be found nearby as well as the market town of Chepstow and the City of Newport some 7 miles equidistant from the property. There are also good junior and comprehensive schools nearby, bus and rail links as well as the A48, M48 and M4 motorway network bringing Newport, Cardiff and Bristol within commuting distance.

We would strongly recommend an internal viewing to appreciate all this property has to offer.



OUTSIDE

GARAGE

Integral garage with electric roller door, power, lighting and boiler.

GARDENS

To the front there is off-road parking for several vehicles which leads to the garage. The front garden is mainly laid to lawn with mature decorative borders. Gated access at both sides of the property lead to the rear garden which is slightly terraced with steps leading up to the patio area, a lovely social area perfect for entertaining and laid with non slip porcelain patio tiles and raised lawned area with garden shed. The rear garden is fully enclosed with fenced boundary. Outside water tap.

SERVICES

All mains services are connected to include gas central heating and wood/coal burner stove.



MEZZANINE LANDING

With a wrought iron balcony overlooking the lounge, window to the side elevation. Door to:-

PRINCIPAL BEDROOM

5.23m x 3.53m (17'2" x 11'7")

A superb bedroom with windows overlooking the rear garden. Doors to the walk-in wardrobe and en-suite.

EN-SUITE SHOWER ROOM

Comprising a three-piece suite to include a corner shower unit with chrome rainfall overhead power shower plus a handheld shower attachment with glass doors, pedestal wash hand basin with chrome mixer tap and low-level WC. Chrome heated towel rail and tiled floor. Frosted window to the rear elevation.

ATTIC ROOM/STORAGE

An extremely spacious storage area.

GROUND FLOOR

ENTRANCE PORCH

Steps up to the open porch with feature glazed panels to either side of the composite front door which gives access to:-

RECEPTION HALL

Wooden effect flooring. Stairs to first floor. Courtesy door to the garage.

LOUNGE

6.12m x 6.07m (20'1" x 19'11")

Raised stone feature fireplace with tiled hearth and a dual wood/coal burning stove. Parquet flooring and vaulted ceiling. uPVC French doors opening to the front garden and a window to the side elevation.

STUDY/OFFICE

1.91m x 1.78m (6'3" x 5'10")

Currently used as a music room with uPVC window to the side elevation and wood effect flooring.



OPEN PLAN KITCHEN/DINING ROOM
3.45m x 8.52m overall (11'3" x 27'11" overall)

A very sociable area. Fitted with a good range of eye and base level cupboards and ample solid oak worktops over with oak upstands. One and a half bowl and drainer sink unit with chrome mixer tap. Built-in appliances to include dishwasher, wine cooler, fridge, twin ovens and five ring gas hob with glass splashback and stainless steel extractor over. Wood effect flooring. Window and uPVC French doors leading out to the garden. Access to:-

UTILITY ROOM
3.45m x 1.91m (11'4" x 6'3")

Appointed with a matching range of base and eye level cupboards with worktops over. Stainless steel sink and drainer unit. Space for washing machine and tumble dryer. Ceramic tiled floor. uPVC frosted glass door to the garden and door to:-

SHOWER ROOM

Comprising of a three-piece suite to include a fully tiled corner shower unit with sliding glass door and electric shower, low-level WC and pedestal wash hand basin with chrome mixer tap. Ceramic tiled floor. Frosted window to the rear elevation.



FIRST FLOOR STAIRS AND LANDING
Stairs to attic room/storage and access to the mezzanine landing.

BEDROOM 2
4.34m x 3.84m (14'3" x 12'7")
A double bedroom with fitted wardrobes and window and door to the front elevation which lead out to a wrought iron balcony with iron balustrade having stunning views over the countryside. This West facing balcony is a perfect spot to enjoy an evening cup of tea.

BEDROOM 3
3.68m x 3.45m (12'1" x 11'4")
A double bedroom with fitted wardrobes, wood effect flooring and window to the rear elevation.

BEDROOM 4
3.45m x 1.91m (11'4" x 6'3")
A double bedroom with window to the rear elevation.

FAMILY BATHROOM
Comprising a three piece suite to include low-level WC, wash hand basin with chrome mixer tap inset to vanity storage and panelled bath with chrome mixer tap and electric shower over with glass shower screen. A chrome heated towel rail and fully tiled walls and floor. Frosted window to the front elevation.

