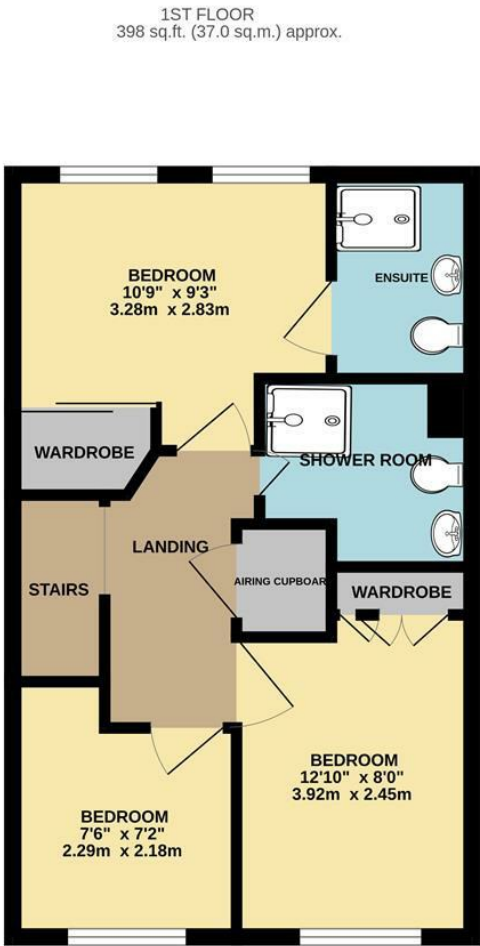
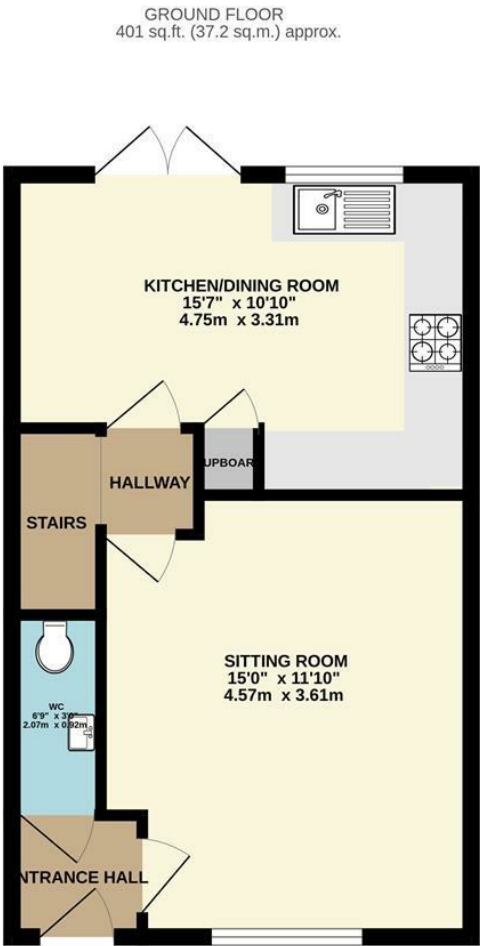


DIRECTIONS

From our Chepstow office proceed to the Tesco traffic lights, turning right and passing Tesco on your left, continue along taking the left hand turn into Brunel Quarter and then next right turn, follow this road into Whitecliffe View where you will find this property in the second cul-de-sac on your right hand side.

TENURE - FREEHOLD

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

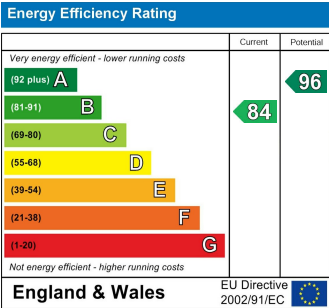


TOTAL FLOOR AREA : 799 sq.ft. (74.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.



39 WHITECLIFFE VIEW, CHEPSTOW,
MONMOUTHSHIRE, NP16 5WJ

3 2 1 B

£350,000

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

Being sold with the benefit of no onward chain, this three-bedroom detached home occupies a peaceful cul-de-sac position within this popular residential setting. Constructed in 2023, the property retains the remainder of its 10-year builder's guarantee, providing valuable reassurance and peace of mind for the new owner. The property briefly comprises sitting room, open plan kitchen/dining room and cloakroom/WC to the ground floor. To the first floor, the principal bedroom benefits from a private en-suite shower room with further two further bedrooms served by a well-appointed family bathroom. Outside, the property enjoys a private garden, providing an attractive setting for outdoor dining, relaxation and entertaining. There are three allocated parking spaces.

The location is particularly convenient, with a range of everyday amenities within walking distance. The historic town of Chepstow provides an excellent selection of shops, cafés, restaurants, schools and leisure facilities, whilst the town's excellent transport links make the property ideally suited to those commuting further afield. For commuters, the M48 motorway is readily accessible, providing convenient connections towards Bristol, Newport and Cardiff. Beyond the town, the beautiful countryside of Monmouthshire and the Wye Valley is close at hand, offering an outstanding choice of walking routes, leisure activities and opportunities to enjoy the surrounding countryside.

GROUND FLOOR

RECEPTION HALL

Front door with frosted glazed panel leading into the reception hall. Wooden effect flooring.

CLOAKROOM/WC

Comprising a two-piece suite to include low-level WC and pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Wooden effect flooring.

SITTING ROOM

4.57m x 3.61m (15'0" x 11'10")

Light and airy reception room with uPVC window to the front elevation with fitted blinds. Under stairs storage cupboard. Wooden effect flooring. Door to:-

INNER HALLWAY

Stairs to the first floor landing. Wooden effect flooring.

KITCHEN/DINING ROOM

4.75m x 3.31m (15'7" x 10'10")

A spacious room fitted with a range of wall and base units with marble effect worktops. Inset stainless steel one bowl sink

and drainer with chrome mixer tap. Four ring electric hob with stainless steel extractor over and glass splashback with oven below. A range of integrated appliances to include washing machine, dishwasher and full height fridge/freezer. French doors and window to the rear garden. Central heating boiler. Wooden effect flooring.

FIRST FLOOR STAIRS AND LANDING

With airing cupboard and loft access.

BEDROOM 1

3.28m x 2.83m (10'9" x 9'3")

The principal bedroom with two uPVC windows to rear elevation. Built-in wardrobes with glass sliding doors. Door to:-

EN-SUITE SHOWER ROOM

Comprising of a three-piece suite to include double shower unit with sliding glass door and chrome shower attachment, low-level WC and pedestal wash hand basin with chrome mixer tap and tiled splashback. Heated towel rail. Wood effect laminate flooring.

BEDROOM 2

3.91m x 2.44m (12'10" x 8'0")

A double bedroom with window to front elevation. Range of fitted wardrobes.

BEDROOM 3

2.29m x 2.18m (7'6" x 7'2")

A single bedroom with uPVC window to front elevation.

SHOWER ROOM

Comprising of a three-piece suite to include double shower unit with chrome shower attachment and tiled walls, low-level WC and wash hand basin with chrome mixer tap and tiled splashback. Heated towel rail. Wooden effect flooring.

OUTSIDE

PARKING

The property benefits from three car parking spaces which are located at the end of the cul-de-sac.

GARDENS

To the front a paved pathway leads to the front entrance door with lawned area and stone chipped borders. Gated pedestrian access to the rear garden. The rear garden is south facing and laid to lawn with some stone chipped borders and patio slabs.

SERVICES

Mains water and electricity are connected. Council Tax Band E.

