



DIRECTIONS

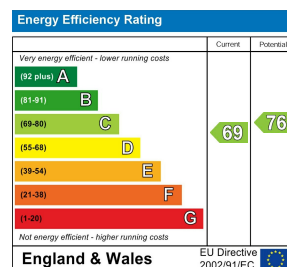
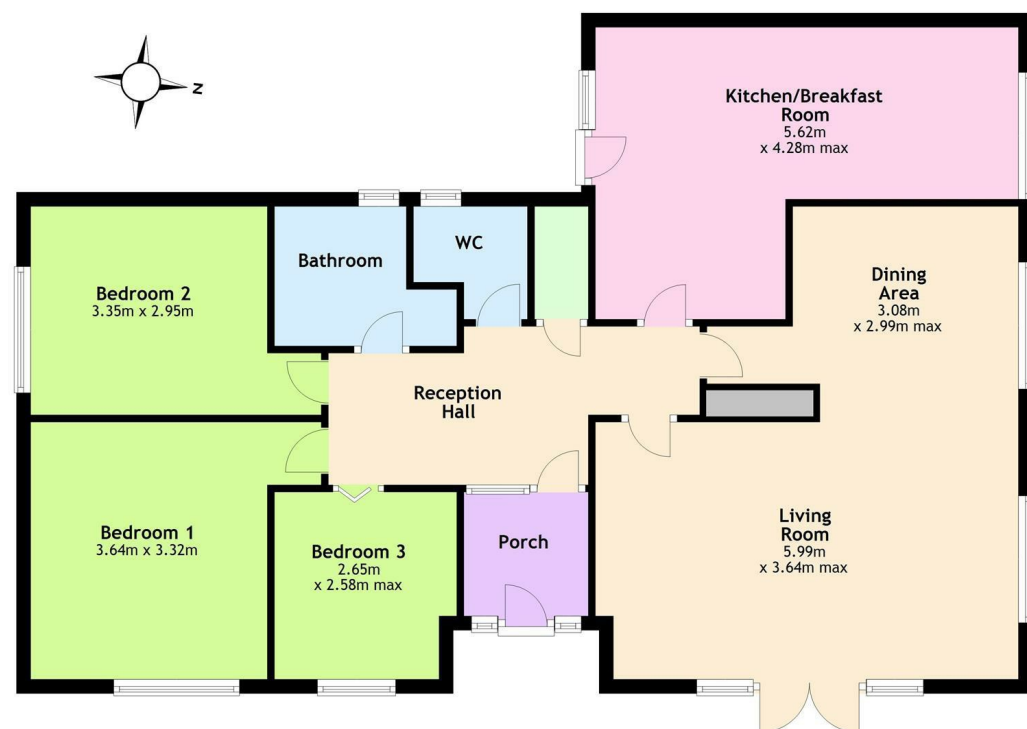
From our Chepstow office proceed up Moor Street onto Mounton Road. Proceed up Mounton Road where you will find the property on your left hand side just after the turning for Vauxhall Road.

SERVICES

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

TENURE - FREEHOLD

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



**RHOSDENE, MOUNTON ROAD, CHEPSTOW,
MONMOUTHSHIRE, NP16 5BS**

3 1 2 C

£499,950

**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.

Rhosdene comprises of an extended detached bungalow occupying a very desirable location on the corner of Vauxhall Road and Mounon Road, thus being in the heart of Chepstow yet enjoying privacy and a rural feel, being close to the Doctors Surgery, Hospital, town centre with Marks & Spencers, Tescos, good rail links and bus services.

The property has been well maintained and stands within private corner gardens which enjoy both a sunny aspect with views towards the Wye Valley, along with privacy. The property briefly comprises entrance porch, reception hall, open plan living/dining room, kitchen/breakfast room, three good size bedrooms, bathroom and separate WC.

PORCH

With door to front elevation with glazed side screens and inner door leading to the large hall with access to loft space. Wood effect flooring.

MAIN HALLWAY

Airing cupboard housing gas fired central heating boiler. Wood effect flooring.

OPEN PLAN LIVING/DINING ROOM

LIVING AREA

5.99m x 3.64m max (19'7" x 11'11" max)

A bright and sunny reception area with dual aspect, having large French doors to the main garden. Feature fireplace. Open plan to :-

DINING AREA

3.08m x 2.99m max (10'1" x 9'9" max)

With window to side elevation.

KITCHEN/BREAKFAST ROOM

5.62m x 4.28m max (18'5" x 14'0" max)

A spacious well appointed kitchen/breakfast room with an extensive range of storage units with ample work surfacing over. Inset single drainer sink unit. Breakfast area. Space for washing machine. Inset electric hob with extractor hood over and oven below. Window to side elevation and door and window to rear.

CLOAKROOM/WC

A large cloakroom with WC and wash hand basin. Window to rear. Part tiled walls.

BATHROOM

Updated with a four piece suite comprising step-in shower, low level W.C., wash hand basin and panelled bath. Window to rear.

BEDROOM 1

3.64m x 3.32m (11'11" x 10'10")

A spacious double bedroom with window to front elevation.

BEDROOM 2

3.35m x 2.95m (10'11" x 9'8")

A double bedroom with window to side elevation.

BEDROOM 3

2.65m x 2.58m max (8'8" x 8'5" max)

A single bedroom with window to front elevation.

GARDENS

A most attractive feature of Rhosdene are its picturesque level gardens with two driveways, the main driveway leading off Mounon Road giving access to the garage with up and over door, power and light. The secondary entrance is off Vauxhall Road with double wrought iron gates and a brick paviour driveway. The remaining gardens are laid extensively to lawn with ornamental ponds, flower and shrub borders.

SERVICES

All mains services are connected to include gas central heating.

