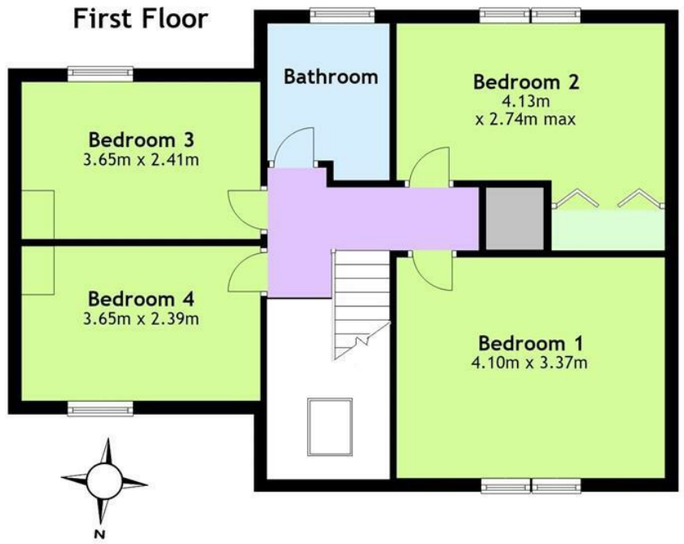
DIRECTIONS

From our Chepstow office proceed up the High Street through the town arch continuing up Moor Street turning left onto the A48. Take the first right into Garden City and then first left into Portwall Road where following the numbering you will find the property on your right-hand side.

TENURE - FREEHOLD

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



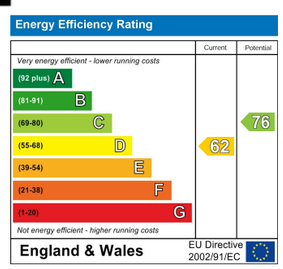


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing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

14 PORTWALL ROAD, CHEPSTOW, MONMOUTHSHIRE, NP16 5DL

4 1 2 D

£365,000

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

This well-presented property in Portwall Road offers a spacious four-bedroom, semi-detached home situated within this popular residential location close to the centre of Chepstow town. The property briefly comprises to the ground floor: reception hall giving access to sitting room, dining room and country style kitchen/dining room. To the first floor are four bedrooms and updated family bathroom. The property benefits from off-road parking and spacious rear garden.

Being situated in Chepstow a number of facilities are close at hand to include fantastic local primary and secondary schools, to name a few The Dell primary and Wyedean secondary, shops, pubs and restaurants as well as doctors and dental surgeries. 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.

GROUND FLOOR

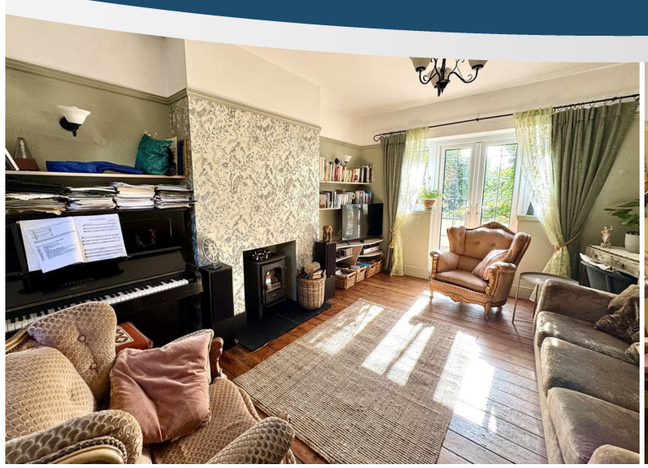
RECEPTION HALL
Front door with stained glass feature panels leads into the reception hall with wooden flooring. Window to front elevation. Stairs to first floor.

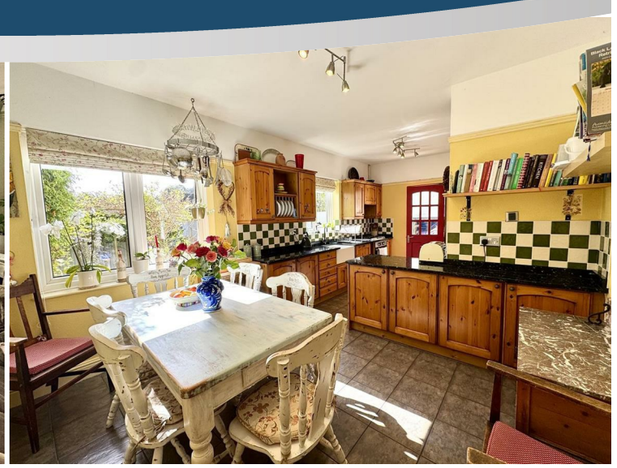
DINING ROOM
4.10m x 3.37m (13'5" x 11'0")
A versatile room which could be utilised as a formal dining room or a second reception room with window to front elevation and door to kitchen.

SITTING ROOM
4.87m x 3.65m (15'11" x 11'11")
A lovely sitting room full of character with window to front and French doors to the rear elevation. Dado rail and feature wood burner with slate hearth. Wooden flooring.

KITCHEN/DINING ROOM
6.07m x 3.47m (19'10" x 11'4")
Spacious open plan country style kitchen/dining room with kitchen area appointed with a matching range of base and eye-level storage units with granite work surfacing and tiled splashbacks. Belfast sink with mixer tap. Four ring gas hob with concealed extractor over and oven below. Integrated dishwasher and space for full height fridge/freezer. Storage cupboard with space for washing machine and housing gas combi-boiler. Plenty of space for dining table and chairs. Tiled flooring, two windows to rear elevation and door to side.

FIRST FLOOR STAIRS AND LANDING
Loft access point and Velux rooflight flooding natural light to the landing.









BEDROOM 1
4.10m x 3.37m (13'5" x 11'0")
A spacious double bedroom with window to front elevation. Feature traditional cast iron fireplace with slate hearth. Dado rail. Wooden floorboards.

BEDROOM 2
4.13m x 2.74m max (13'6" x 8'11" max)
A double bedroom with window to rear elevation, offering stunning views towards the River Wye and Severn Bridge beyond. Built-in wardrobe and dado rail.

BEDROOM 3
3.65m x 2.39m (11'11" x 7'10")
A double bedroom with window to front elevation. Wooden flooring.

BEDROOM 4
3.65m x 2.41m (11'11" x 7'10")
A single bedroom with window to rear elevation offering lovely views.

FAMILY BATHROOM
Updated with a three-piece suite comprising low-level WC, wash hand basin with mixer tap set into vanity storage unit with drawers and panelled bath with chrome mixer tap, chrome rainfall shower and handheld shower attachments, curved glass shower screen. Part-tiled walls and wood effect flooring. Frosted window to the rear.

PARKING
Private driveway to the side of the property offering parking for one vehicle.

GARDENS
To the front mature hedge to boundary with steps leading down to the front door. To the rear a spacious private level garden mainly laid to lawn with some mature trees and shrubs along with patio area perfect for dining and entertaining. Brick built barbeque. Covered area at the rear leads to a shed and gated access to the pathway at the back.

SERVICES
All mains services are connected, to include mains gas central heating.
Council Tax Band E.

