

DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto Welsh Street. Turn left opposite the Coach and Horses pub into the private cul-de-sac, where you will find the property.

TENURE - FREEHOLD

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

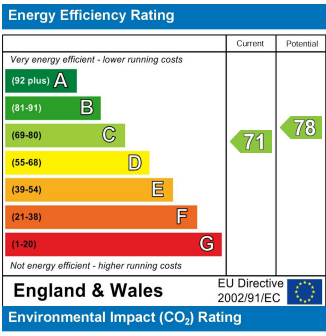


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing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



5 LYTTLETON COURT, WELSH STREET, CHEPSTOW,
MONMOUTHSHIRE, NP16 5LN

4 4 2 C

£795,000

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Moon & Co are delighted to be offering to the market 5 Lyttleton Court. This beautifully appointed and well presented property is situated within a prominent town centre position. The deceptively spacious accommodation comprises an entrance porch leading to an inner hallway with access to a ground floor WC and utility room. From the inner hallway is a further access to a spacious living/dining room which in turn leads to the sitting room. There is also an access to a particularly high quality kitchen breakfast room. To the first floor is a split staircase, one wing leading to a bedroom with en-suite shower room and the other wing leading to three further double bedrooms, two with en-suites, one with a dressing area as well as a separate family bathroom. To the second floor is a sizeable, bright and airy office room with balcony providing views over the town of Chepstow. This versatile accommodation over three floors is ideal as a family home or could be well fitted for multi-generational living.

Outside the property is approached via a shared driveway leading to private parking area with electric car charge point, low maintenance raised area and double garage. The private front gardens are predominantly laid to lawn and offer a paved seating area, store shed and ornamental pond along with separate decked barbeque area.

Being situated in the town centre of Chepstow, a range of local facilities are close at hand to include primary and secondary schools, doctors and dentists surgeries, shops, pubs and restaurants all within a short walk. There are also local bus and train stations, again within a short walking distance. There are good commuting links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.



GARDENS

The property is approached via a shared driveway leading to a private parking area, complete with electric car charging point and with access also to the garage. There is a front raised area by the driveway offering a low maintenance space to enjoy. Gated access leads to the front which comprise a private and enclosed lawned gardens, benefitting from paved seating area, ornamental pond and shed. There is also a private decked barbeque area situated by the kitchen bifold doors.

GARAGE

A double garage with electric door, power and lighting.

SERVICES

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



BEDROOM 3
3.63m x 2.88m (11'10" x 9'5")

A double bedroom with uPVC double glazed window to rear elevation.

BEDROOM 4
3.79m x 2.28m (12'5" x 7'5")

Access via the separate staircase, a light and bright bedroom with port hole style window and Velux roof light. Access to: -

EN-SUITE SHOWER ROOM

Comprising a three piece white suite to include low level WC, pedestal wash hand basin with chrome mixer tap and double shower cubicle with chrome mains fed shower over. Part tiled walls. Velux roof light and port hole style window.

FAMILY BATHROOM

Comprising a three piece white suite to include low level WC, pedestal wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and shower attachment. Part tiled walls and laminate flooring. Chrome heated towel rail. Two frosted uPVC double glazed windows to rear elevation.

SECOND FLOOR

OFFICE ROOM
11.20m x 3.7m (36'8" x 12'1")

A sizeable office space ideal for prospective purchasers working from home. Storage into the eaves. Vaulted ceiling and spot lighting. Window to side elevation, Velux roof light to front elevation and French doors leading to a private balcony with views over the town of Chepstow and towards the historic Severn Bridge river crossing.



GROUND FLOOR

ENTRANCE PORCH

With composite double glazed front door. uPVC double glazed window to side elevation. Cloak room storage area.

HALLWAY

Quarry tiled flooring. Access to ground floor WC and utility room. Steps leading to inner hallway.

GROUND FLOOR WC

Comprising a white suite to include low level WC and pedestal wash hand basin with chrome mixer tap. Quarry tiled flooring. Frosted uPVC double glazed window to side elevation. Storage area.

UTILITY ROOM

4.17m x 2.26m (13'8" x 7'4")

Appointed with a matching range of base level storage units with one bowl and drainer stainless steel sink unit with chrome mixer tap. Space for washing machine, tumble drier and low level freezer. Storage cupboard housing combi-boiler. Quarry tiled flooring. Ceramic tiled splash backs. Access to kitchen/breakfast room.

INNER HALLWAY

Stairs to first floor. Door leading to side entrance porch. Access to: -

LIVING ROOM/DINING ROOM

7.68m x 3.63m (25'2" x 11'10")

A spacious reception room with uPVC double glazed French doors leading to rear decked area and uPVC double glazed French doors leading to patio area and pleasant front garden. Access to: -



KITCHEN/BREAKFAST ROOM
7.80m x 3.56m (25'7" x 11'8")

A superb and sociable space to enjoy, the kitchen area benefits from vaulted ceiling with spot lighting. Windows to front elevation as well as bi-fold doors leading to the decked seating area. The kitchen itself is beautifully appointed and fitted by the locally renowned Cymru Kitchens and comprises a matching range of base and larder style storage units with granite worktops and central feature island. Appliances include a five ring inset gas hob with stainless steel extractor over. Integrated dishwasher and eye level fan assisted oven and grill. Larder style fridge/freezer. Granite splash backs and high quality vinyl flooring. Slimline modern radiator.

SITTING ROOM
7.83m x 3.58m (25'8" x 11'8")

A pleasant reception room accessed via double doors from the living area. uPVC double glazed windows to front. French doors at rear leading to decked area. Feature fireplace with gas fire.



FIRST FLOOR STAIRS AND LANDING

A split staircase leading to bedrooms and bathroom. Access to second floor.

BEDROOM 1
4.75m x 3.54m (15'7" x 11'7")

A superb principal bedroom suite offering a sizeable double room. uPVC double glazed window to front elevation. Access to dressing area and en-suite shower room.

DRESSING AREA

Frosted uPVC double glazed window to rear elevation. Range of fitted wardrobes. Spotlighting.

EN-SUITE SHOWER ROOM

Comprising a three piece white suite to include low level WC, pedestal wash hand basin with chrome mixer tap and corner shower cubicle with chrome mains fed shower over. Part tiled walls and tiled flooring. Spotlighting. Chrome heated towel rail. Frosted uPVC double glazed window to rear elevation.

BEDROOM 2
3.64m x 3.62m (11'11" x 11'10")

A sizeable double bedroom situated to the front of the property. uPVC double glazed window to front elevation. Access to: -

EN-SUITE SHOWER ROOM

A sizeable shower room complete with three piece white suite to include low level WC, pedestal wash hand basin with chrome mixer tap and double corner shower cubicle with chrome mains fed shower over. Part tiled walls. Chrome heated towel rail. Storage cupboard. Frosted uPVC double glazed window to front elevation.

