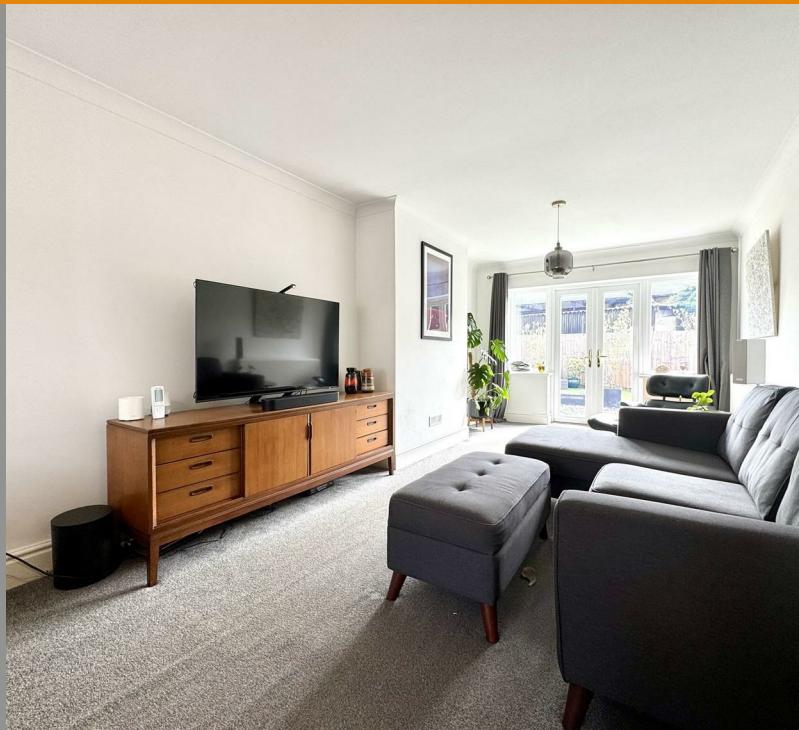




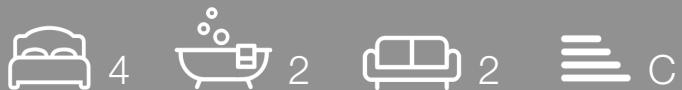
- **IMMACULATELY PRESENTED DETACHED FAMILY HOME**
- **PLEASANT POSITION WITHIN A QUIET CUL-DE-SAC LOCATION IN POPULAR VILLAGE**
- **ENTRANCE HALL, WC/CLOAKROOM AND UTILITY**
- **SIZEABLE LOUNGE/DINING ROOM AND SECOND RECEPTION ROOM**
- **FULLY FITTED KITCHEN**
- **FOUR DOUBLE BEDROOMS INCLUDING PRINCIPAL WITH EN-SUITE PLUS FAMILY BATHROOM**
- **PRIVATE BLOCK PAVED DRIVEWAY AND LOW MAINTENANCE REAR GARDEN**
- **WITHIN EASY REACH OF A48 AND MOTORWAY NETWORK**
- **OFFERING FANTASTIC SPACIOUS YET VERSATILE ACCOMMODATION TO SUIT A VARIETY OF MARKETS**
- **INTERNAL VIEWING HIGHLY RECOMMENDED**



4 Cwrt Morgan

Caerwent, Caldicot, NP26 5QZ

£1,500 PCM



Description

* Detached Family Home * Great location with easy access to main road links, amenities and schools * Four Bedrooms * Open plan Living Dining Room * Separate Snug/Reception room * Downstairs Cloakroom * Utility Room * En-Suite to Bedroom one * Family Bathroom * Double glazed and gas central heating * Level low maintenance Garden * Driveway parking * Unfurnished * Available Now *

Monthly Rent: £1500.00 per month

Deposit: £2250.00

Holding Deposit: £346.00

Building Materials: Brick / Cavity

Sewerage Supply: Mains connected

Broadband Coverage: Ofcom - up to 1800mbps

Mobile Coverage: Most carriers - Variable outdoors / Variable indoors

Utility Supplies: Electrical and Gas Supply

Water Supply: Mains

Parking Status: Off road parking / Driveway

Restrictions - No known restrictions & rights

* note photos are due to be updated following redecoration to some areas and flooring upgrades *

Accommodation

GROUND FLOOR

RECEPTION HALL

uPVC entrance door leads into a welcoming and spacious reception hall with direct access to all ground floor rooms. Half-turn staircase to the first floor. Tiled flooring.

SNUG/DINING ROOM

8'7" x 11'8"

Comprises a comfortable second reception space offering fantastic versatile use as either a permanent home office, snug or indeed formal dining room. Window to front elevation.

Lounge/Diner

27'0" x 26'4"

Affording a sizeable reception space enjoying a dual aspect to the front and rear elevations. Offering plenty of space for a dining area, as well as a living space which enjoys French doors leading out to the rear garden.

UTILITY ROOM

8'5" x 6'2"

Comprising a very practical and useful space with fitted wood effect laminate worktops, space and plumbing for washing machine, tumble dryer and fridge/freezer below. Wall mounted Glo-Worm gas combination boiler.

WC/CLOAKROOM

Comprising a modern neutral suite to include low level WC and pedestal wash hand basin with mixer tap and tiled splashbacks. Frosted window to side elevation. Tiled flooring.

KITCHEN

12'9" x 9'6"

Comprises an extensive range of attractive base and eye level storage units with ample wood effect laminate worktops over. Inset one bowl and drainer sink unit with mixer tap. Feature freestanding range cooker with overhead extractor hood. Space for freestanding full height fridge/freezer. Integrated full size dishwasher. Window to the rear elevation enjoying views over the garden. uPVC stable door to the side elevation. Tiled flooring.

FIRST FLOOR STAIRS AND LANDING

With a window to side elevation. Access to all first-floor rooms. Airing cupboard with inset shelving. Loft access point.

PRINCIPAL BEDROOM

10'5" x 15'1"

A very generous double bedroom with window to front elevation. Newly fitted large loft hatch with fitted ladder. Door to :-

EN-SUITE SHOWER ROOM

Comprising a contemporary suite to include corner shower cubicle with mains fed shower and waterfall shower head, low level WC and pedestal wash hand basin with mixer tap. Heated towel rail. Frosted window to front elevation. Fully tiled walls and flooring.

BEDROOM 2

10'5" x 10'11"

A good size double bedroom with window to the rear elevation.

BEDROOM 3

8'11" x 13'3"

A double bedroom with window to front elevation.

BEDROOM 4

10'2" x 6'5"

Comprises a smaller double bedroom with fitted wardrobes to one side and further fitted wardrobe and overhead storage to the other side. Window to the rear elevation. This room is currently utilised as a home office and would be ideal for the everyday home worker.

From Chepstow, proceed up Moor Street, turning right onto the A48. At the High Beech Roundabout take the third exit, continuing along the A48 to the next roundabout, taking the second exit and again continuing on the A48, passing through the village of Crick. Almost at the end of the dual carriageway you will see the street sign for Cwrt Morgan on your left hand side.

All mains services are connected, to include mains gas central heating.

Council Tax Band F



TOTAL FLOOR AREA: 1273 sq ft. (118.3 sq.m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements are approximate and no dimensions should be relied upon for legal descriptions. Prospective buyers are advised to make their own arrangements to verify the details. The services, systems and appliances shown have not been tested and no guarantee is given. All dimensions are approximate. Drawings are for guidance only and may not be to scale. Made with Metricon 53025