



### DIRECTIONS

From Chepstow, proceed up Moor Street, turning right onto the A48. At the High Beech Roundabout roundabout, continue along the A48 to the next roundabout, again continuing on the A48, passing through the village of Crick. Almost at the end of the dual carriageway, you will see a sign on the left hand side saying Cwrt Morgan. Please turn left here where you will find the property on the right hand side.

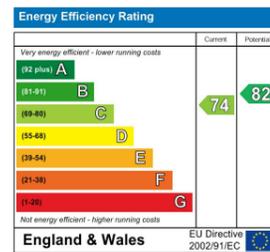
### SERVICES

All mains services are connected to include gas central heating.

2021/2022 Council Tax Band F

### TENURE - FREEHOLD

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



# 6 CWRT MORGAN, CAERWENT, MONMOUTHSHIRE, NP26 5QZ



## OFFERS IN THE REGION OF £360,000

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**PLEASE NOTE**  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

**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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

This well appointed, recently decorated, detached family house, with south facing garden, enjoys a most pleasant position within this quiet cul-de-sac location in the village of Caerwent which has historic links going back to Roman times. Situated conveniently close to the towns of Chepstow and Caldicot, with good road access via the M48 motorway to Bristol and Cardiff, and Severn Tunnel Junction railway station within a convenient 3 mile drive.

## GROUND FLOOR

### RECEPTION HALL

With door to front elevation. Stairs off: -

### HOME OFFICE/DINING ROOM

9'2" x 6'6"

For use as a Dining Room or potential Home Office. with window to front elevation.

### SITTING ROOM

11'1" x 17'4"

Feature gas fire place 3.4 5.3. with windows and French doors leading to rear garden feature.

### KITCHEN

With window to rear garden and stable door to side elevation. Limed oak effect cupboards and base level storage with granite effect worktop. One and on a half bowl sink with chrome mixer tap. Free standing oven and hob and built in fridge/freezer. Freestanding dishwasher. Modern contemporary subway tiles. Breakfast bar.

### CLOAKROOM & WC

With low-level white WC and wash basin with chrome taps. Tiled splashbacks. Frosted window to side elevation.

### UTILITY ROOM

The garage has been partially converted to a Utility room. Part of the old garage 2.6m x 2.3m houses the Worcester boiler which provides domestic hot water and central heating with space for washing machine and tumble dryer.

Stainless steel single sink unit with drainer and chrome mixer tap, storage cupboards and door leading into the garage which is suitable for storage.

### FIRST FLOOR STAIRS & LANDING

Split staircase with window to side elevation leading to landing with loft access storage cupboard.

### BEDROOM 2

8'10" m x 13'9" m

Double bedroom. Window to front elevation.

### BEDROOM 1

11'1" x 13'9"

Large double bedroom with a good range of sliding full height wardrobes. Window to front elevation.

### EN-SUITE SHOWER ROOM

Appointed with a three piece suite comprising step-in corner shower unit with chrome shower attachments. Low-level WC, pedestal basin with chrome taps. Half tiled walls. Chrome heated towel rail. Frosted window to front elevation.

### BEDROOM 3

11'1" x 9'10"

With window to rear elevation. With three built-in storage wardrobes.

### BEDROOM 4

12'1" x 6'2"

With window to rear elevation.

### FAMILY BATHROOM

Fitted with a three piece suite, panelled bath with chrome mixer tap and chrome handheld shower attachment. Low-level WC pedestal wash hand basin with chrome taps. Half tiled walls. Frosted window to side panel.

### OUTSIDE

#### GARDENS

To the front, the property benefits from generous off-road parking with lawned area and paved path leading to the front door. There are pedestrian gates giving access to the rear, on either side of the property

To the rear, the garden has a decked area and lawn, borders well stocked with trees and shrubs, with a patio area giving access all the way around the house. Pedestrian gate to the driveway.

