



## DIRECTIONS

From Chepstow proceed to Caldicot, taking the first exit at the Parkwall roundabout. Continue along this road where at the next roundabout take the second exit, continue for a short distance taking the first right hand turn into Chepstow Road, continue for approximately 150 metres where you will find number 98 on your left hand side.

## SERVICES

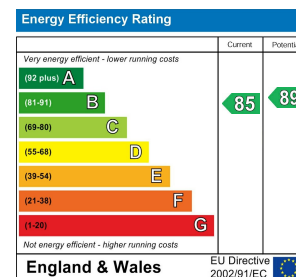
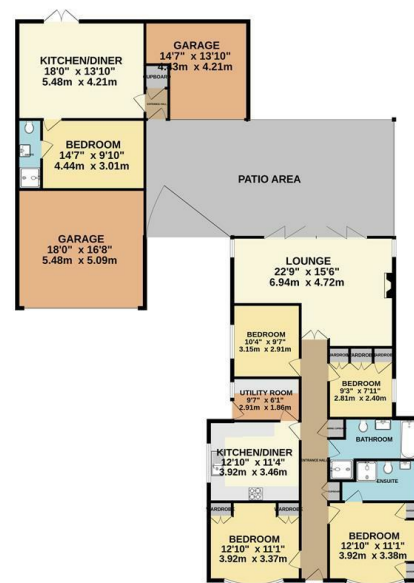
All mains services are connected to include gas central heating. Privately owned Solar pv panels.  
Council tax band E

## TENURE - FREEHOLD

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



GROUND FLOOR  
2771 sq.ft. (257.4 sq.m.) approx.



**TOTAL FLOOR AREA: 2771 sq ft. (257.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## DISCLAIMER

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.



**98 CHEPSTOW ROAD, CALDICOT,  
MONMOUTHSHIRE, NP26 4HZ**

 **5**  **3**  **2**  **B**

**£629,995**

**Sales: 01291 629292**  
**E: [sales@thinkmoon.co.uk](mailto:sales@thinkmoon.co.uk)**

Chepstow Road comprises a detached bungalow, believed to date from the 1940's and occupies a pleasant position within large private gardens in this sought-after residential area of Caldicot. The impressive property has been updated over recent years and offers comfortable, flexible family accommodation with the added bonus of an annexe and detached garage, along with large gardens and very generous parking. The property would either work very well as a single-family dwelling with guest wing, two-family accommodation, or possibly someone wishing to have a home office environment.

Caldicot itself is a historic town with good road links to nearby Chepstow and the M48 motorway, as well as towards Newport and Cardiff. The surrounding countryside of Monmouthshire is unspoilt with lots of scenic walks and countryside pursuits, and Caldicot itself benefits from a historic Castle and grounds as well as a good range of amenities to include primary and secondary schools and shops such as Aldi and Asda.

**OUTSIDE**

**GARAGE**

**5.49m x 5.08m (18'0" x 16'8")**

A double garage attached to the annexe with roller door, power and light.

**GARDENS**

The gardens and grounds are a particularly attractive feature of this property. To the front an impressive brick paved double-width driveway offering parking for up to 10 vehicles which leads to the garage and lawned area. Side access to an extremely spacious private rear garden with a south-westerly aspect, laid to lawn with mature borders and shrubs.

**SERVICES**

All mains services are connected to include gas central heating. Privately owned Solar pv panels.



**GUEST ANNEXE**

**ENTRANCE HALL**

Built-in storage cupboard. Door to:-

**OPEN PLAN KITCHEN/DINER/LOUNGE**

**5.49m x 4.22m (18'0" x 13'10")**

The kitchen area is appointed with a good range of base and wall storage units with single bowl sink unit and integrated cooker, hob and extractor hood. Panelled wood flooring throughout. French doors to rear garden.

**BEDROOM**

**4.45m x 3.00m (14'7" x 9'10")**

A good sized double bedroom with window to side elevation. Door to:-

**EN-SUITE SHOWER ROOM**

Comprising of a three-piece suite to include low-level WC, pedestal wash hand basin and step-in shower cubicle. Tiled floor.



**GROUND FLOOR**

**RECEPTION HALL**

An impressive full length reception hall leading through the property. Airing cupboard.

**LOUNGE**

**6.93m x 4.72m (22'9" x 15'6")**

An attractive and spacious principal reception room with full width French doors leading out to the large rear gardens enjoying a southerly aspect and dual aspect windows to both side elevations. Feature marble fireplace with inset gas fire.

**KITCHEN/DINING ROOM**

**3.91m x 3.45m (12'10" x 11'4")**

Tastefully appointed with an extensive range of base and wall storage units with ample granite work surfacing over. Inset stainless steel sink unit with mixer tap. Integrated appliances to include eye level microwave and electric oven and grill, five ring gas hob with concealed extractor over, and Neff dishwasher. Window to side elevation. Tiled flooring and splashbacks. Door to:-

**UTILITY**

**2.92m x 1.85m (9'7" x 6'1")**

A range of base and wall storage units with granite work surfaces having inset single bowl sink. Space for washing machine and tumble dryer. Tiled floor. Wall mounted gas-fired boiler. Window and door to side elevation.



### PRINCIPAL BEDROOM

**3.91m x 3.38m (12'10" x 11'1")**

A well-proportioned room with a good range of built-in bedroom furniture. Bay window to front elevation. Door to:-

### EN-SUITE SHOWER ROOM

Tastefully appointed with a three piece suite comprising a fully tiled step-in shower, low-level WC and wash hand basin both set into vanity storage unit with further storage units over. Tiled floor and half tiled walls. Window to side elevation.



### BEDROOM 2

**3.91m x 3.38m (12'10" x 11'1")**

A good range of built-in bedroom furniture. Bay window to front elevation.

### BEDROOM 3

**3.15m x 2.92m (10'4" x 9'7")**

A double bedroom with window to side elevation.

### BEDROOM 4

**2.82m x 2.41m (9'3" x 7'11")**

Window to side elevation. Built-in wardrobes.

### FAMILY BATHROOM

Appointed with a four-piece suite comprising panelled bath, step-in shower, wash hand basin and low level WC both set into vanity storage unit. Tiled floor and half tiled walls. Window to side elevation.

