



## DIRECTIONS

From our Chepstow office proceed along the A48 passing St. Pierre Golf and Country Club on your left, carry on along this road, taking first exit at the Parkwall roundabout onto B4245, proceed along this road and upon entering Caldicot take the first right turn onto Chepstow Road, carry on along this road until Chepstow Road becomes Sandy Lane. Continue up Sandy Lane without deviation taking the left hand turn into Willow Close, bear left into the cul-de-sac where you will find this property in the bottom corner.

## SERVICES

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

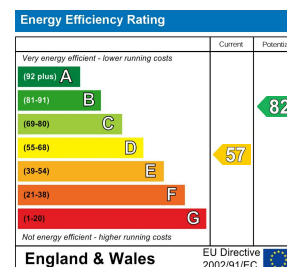
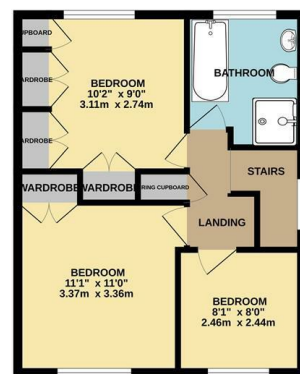
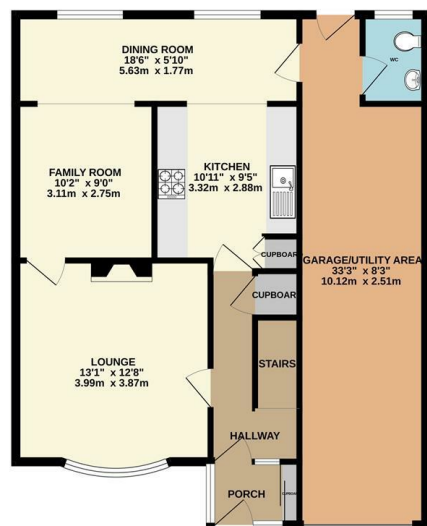
## TENURE - FREEHOLD

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



GROUND FLOOR  
834 sq.ft. (77.5 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1265 sq.ft. (117.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
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**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.



**16 WILLOW CLOSE, CALDICOT,  
MONMOUTHSHIRE, NP26 4NF**

**3** **1** **2** **D**

**£294,950**

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



The property comprises a semi-detached house dating from the early 1960's and located in this established and popular residential area of Caldicot, therefore being close to local schools, shops and other amenities. The town of Caldicot itself also benefits from an historic Castle and lovely castle parkland grounds.

The property has been extended and improved and now offers well-appointed accommodation comprising to the ground floor entrance porch, reception hall, living room, family room, dining room and stylish kitchen, with cloakroom/WC accessed via courtesy door to the garage. To the first floor are three bedrooms and a four piece bathroom. Outside the property benefits from low maintenance gardens to the front and rear, off road parking and double tandem garage.

GROUND FLOOR

ENTRANCE PORCH

Door to front elevation. Storage cupboard. Door to: -

ENTRANCE HALL

Stairs to first floor and understairs storage cupboard.

LIVING ROOM

3.99m x 3.86m (13'1" x 12'8")

A bright and airy reception room with window to front elevation. Feature fireplace.

FAMILY ROOM

3.10m x 2.74m (10'2" x 9'0")

Open plan to the extended: -

DINING ROOM

5.64m x 1.78m (18'6" x 5'10")

With two windows to rear elevation. Door to garage/utility area.

CLOAKROOM/WC

Accessed via garage with low level WC and wash hand basin. Tiled walls. Window to rear elevation.

KITCHEN

3.33m x 2.87m (10'11" x 9'5")

Tastefully updated with a stylish range of hi-gloss base and eye level storage units with ample work surfacing over and attractive tiled splashbacks. Four ring gas hob with extractor hood over and eye level double oven. One and half bowl and drainer stainless steel sink unit with mixer tap. Integrated dishwasher and fridge/freezer.

FIRST FLOOR STAIRS AND LANDING

Spacious landing area with window to side elevation. Loft access point and airing cupboard.

BEDROOM 1

3.38m x 3.35m (11'1" x 11'0")

A double bedroom with window to front elevation. Built-in wardrobes.

BEDROOM 2

3.10m x 2.74m (10'2" x 9'0")

A double bedroom with window to rear elevation. A range of built-in wardrobes.

BEDROOM 3

2.46m x 2.44m (8'1" x 8'0")

A single bedroom with window to rear elevation.

BATHROOM

Appointed with a four-piece suite comprising panelled bath, step-in shower cubicle, low level WC and wash hand basin set into storage unit. Tiled walls. Window to rear.

OUTSIDE

GARAGE

10.13m x 2.51m (33'3" x 8'3")

Approached via private driveway offering parking for one vehicle is an attached double length garage with up and over door power and light. Courtesy door to rear garden.

GARDENS

To the front is a low maintenance area laid to loose stone. To the rear is a paved enclosed garden with areas laid to loose slate and stones. The garden benefits from an aspect towards the south-west.

SERVICES

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

