



### DIRECTIONS

From our Chepstow Office proceed along the A48 in the direction of Newport, proceeding past St. Pierre Country Club on the left-hand side. At the next roundabout take the first exit heading toward Caldicot and then first left again, continue along this road where after approximately half a mile you find the entrance to the park. The site is accessed via electric gates leading to the communal road system and if you follow the one-way system around to the right-hand side, just before continuing back towards the gates, you will find the property on the right-hand side.

### SERVICES

Mains electricity and water, communal LPG gas and shared drainage system forming part of the management fee.

### MAINTENANCE AND SERVICE CHARGE

The property is subject to communal ground rent and maintenance charges that equate to approximately £250 pcm including water rates. This charge is assessed annually in September.

### TENURE - LEASEHOLD

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



**3 ST. PIERRE COUNTRY PARK, PORTSKEWETT,  
CALDICOT, MONMOUTHSHIRE, NP26 5TT**



**£190,000**

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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.



No expense has been spared on the recent upgrading of this spacious park home, situated within this popular development, offering all year-round living. Internally the property comprises a modern kitchen with built in appliances, ample dining space and open to the living room with feature vaulted ceiling. The inner hallway leads to the two double bedrooms, one with an en-suite WC and utility room as well as family bathroom. The balcony at the front has been extended offering a more sociable seating area. The park home benefits from off road parking and private garden with patio area to the side and rear. The site benefits from maintenance of the communal areas and green spaces.

There is a bus service outside the park site with good commuter links with A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

**OPEN PLAN KITCHEN/LIVING/DINING ROOM**  
**5.89m x 4.85m (19'3" x 15'10")**

Accessed via a frosted half glazed door to a superb open plan living space complete with designated kitchen, dining and living areas. This room benefits from vaulted ceiling with spotlighting and uPVC double glazed French doors as well as full height windows with integrated blinds which lead to the veranda situated at the front of the property. The kitchen area itself is appointed with a matching range of base and eye level storage units with inset one and a half bowl and drainer sink unit with mixer tap. Fitted appliances include inset four ring gas hob with extractor over, built-in oven and microwave, integrated fridge and freezer, as well as wine cooler. Ceramic tiled splashbacks and ceramic tiled floor to the kitchen area. The kitchen/dining area also benefits from a modern cast iron wood burner and feature panelled wall with access to: -

**INNER HALLWAY**  
Velux rooflight and grey wood effect flooring.

**BEDROOM ONE**  
**3.29m x 2.97m minimum excluding dressing area (10'9" x 9'8" minimum excluding dressing area)**  
A sizeable double bedroom with a range of fitted bedroom furniture and mirrored sliding wardrobes. Wood effect flooring, feature panelled wall and uPVC double glazed window to the side elevation with integrated blinds. Access to: -

**EN-SUITE CLOAKROOM/WC**  
Comprising a two-piece white suite to include low-level WC and enamel wash hand basin with chrome mixer tap inset into vanity unit with subway style tiled splashback. Eye and base level storage units with worktop over, integrated washing machine and space for tumble dryer. Heated towel rail and tiled flooring. uPVC double glazed frosted window to side elevation.

**BEDROOM TWO**  
**2.88m x 2.59m minimum (9'5" x 8'5" minimum)**  
A double bedroom with a range of fitted bedroom furniture to include wardrobe. uPVC double glazed window to side elevation with integrated blinds. Wood effect flooring.

**FAMILY BATHROOM**  
Comprising a three-piece white suite to include low-level

WC, wash hand basin with chrome mixer tap inset to vanity unit and 'P' shaped bath with chrome taps and chrome mains fed shower over and glass shower screen. Fully tiled walls and flooring. Frosted uPVC double glazed window to side elevation.

**OUTSIDE**  
To the front the property is approached via a brick driveway with parking for two vehicles. To the front of the lodge is a covered veranda with outdoor lighting and composite decking which provides a sociable seating area with a patio, pergola and lawned area to the side, offering a private and sunny space to enjoy.

**SERVICES**  
Mains electricity and water, communal LPG gas and shared drainage system forming part of the management fee.

**MAINTENANCE AND SERVICE CHARGES**  
The property is subject to communal ground rent and maintenance charges that equate to approximately £250 pcm including water rates. This charge is assessed annually in September.

