



DIRECTIONS

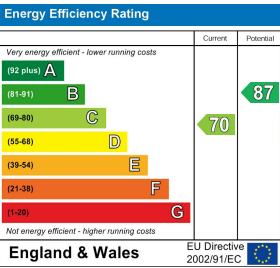
From our Chepstow office proceed up Moor Street and turn right onto the A48, continue along this road where at the first roundabout take the third exit continuing along the A48. At the next roundabout take the first exit towards Caldicot. Proceed along this road taking the second left hand turning into Leechpool. At the end of this road turn right and then shortly after left into Black Rock Road, take the next right into Sunnycroft where following the numbering you will find the property on your left hand side.

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.



16 SUNNYCROFT, PORTSKEWETT, CALDICOT, MONMOUTHSHIRE, NP26 5RX



£289,000

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. 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.

Situated in this desirable and quiet village location within a popular residential area, this well-presented semi-detached bungalow offers well planned living accommodation and has been modernised throughout by the current vendors. The layout is arranged over one floor and briefly comprises: entrance hall, fully fitted kitchen, generous lounge/diner with patio door to garden, two double bedrooms and a shower room. Further benefits include a private driveway providing parking for up to three vehicles, single garage and a beautifully landscaped south facing rear garden. The property will no doubt suit a variety of markets and must be viewed to be fully appreciated. The property also benefits uPVC double glazing throughout, Worcester Bosch gas combination boiler, newly fitted wood effect laminate flooring along with an outdoor Summer House.

The village of Portskewett offers a range of amenities to include primary school, shop, doctors surgery and pub, with a further abundance of amenities in nearby Caldicot and Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

ENTRANCE HALL

Glazed uPVC door leads into entrance hall providing direct access to all rooms. Built-in storage cupboard with inset shelving. Loft access point.

KITCHEN
3.48m x 2.46m (11'5" x 8'0")

Comprising an extensive range of newly fitted base and eye level storage units with wood effect laminate work tops over. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Integrated four ring gas hob with extractor over and electric oven/grill below. Space for washing machine and full height fridge/freezer. Wall mounted Worcester Bosch gas combination boiler. Window to rear elevation enjoying a southerly aspect and views over the gardens.

LOUNGE/DINER

A well-proportioned reception space offering a dining area and a comfortable lounge area.

LOUNGE AREA
3.76m x 3.13m (12'4" x 10'3")

With patio door to the rear enjoying lots of natural south aspect light.

DINING AREA
2.99m x 2.54m (9'9" x 8'3")

A good size dining area.

PRINCIPAL BEDROOM
3.94m x 2.99m (12'11" x 9'9")

A generous double bedroom with window to the front elevation overlooking the garden.

BEDROOM 2
3.16m x 2.84m (10'4" x 9'3")

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

SHOWER ROOM

Comprising a modern neutral suite to include large walk-in corner shower cubicle with electric Mira Sport shower unit over and aqua board surround, pedestal wash hand basin with mixer tap with aqua board splash back and low-level WC. Heated towel rail. Frosted window to side elevation.

OUTSIDE

GARAGE

A private driveway providing off street parking for up to three vehicles leads to a single car garage with up and over door. Garage benefits from new electrics and lighting. Overhead storage area.

GARDENS

To the front is a low maintenance garden area laid to bark with a range of plants and shrubs, as well as an area laid to artificial lawn and a couple of areas laid to stones. Low level

brick wall to the front boundary. Paved pedestrian pathway leads to the front entrance. Gated pedestrian side access leads to the rear of the property. To the rear is a good size paved patio area providing an ideal space for dining/entertaining and enjoying views across the gardens. Low maintenance area laid to stones and an area laid to lawn, as well as a further area laid to artificial lawn providing further versatile space. The rear garden is bordered by stones and attractive borders with a range of plants and shrubs. The garden is fully enclosed by timber fencing to all sides and enjoys open south aspect views. Summer house with uPVC entrance door and window which provides an ideal space for entertaining or indeed would make an ideal studio or home office, if desired.

SERVICES

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

