DIRECTIONS

From our Chepstow Office, proceed up the High Street turning right onto the A48, at the main roundabout go straight over continuing along this road without deviation, taking the second exit at the next roundabout and proceed along this road taking the first left hand turning into Caerwent itself. Turn left at the crossroads towards Caldicot and proceed along this road until reaching the roundabout, at the roundabout take the first exit into Heol Trothy. Proceed into the development, taking the second left hand turn into Heol Sirhowy. At the end of Heol Sirhowy you will see a private driveway where you will find the property on your right.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA : 1634 sq.ft. (151.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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.
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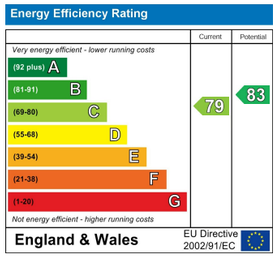
DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.



MOON&CO

3 CLOS LLYNFI, CALDICOT, MONMOUTHSHIRE, NP26 4RB

4 2 2 C

£475,000

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

The property comprises a tastefully appointed and updated detached family house, occupying a pleasant position within the popular Clos Llynfi area of Caldicot, conveniently located close to the town centre as well as having access to good road links, bringing the M48 within easy reach.

The stylish accommodation briefly comprises to the ground floor entrance porch, reception hall, cloakroom/WC, living room with bay window, kitchen/family/dining room along with utility room and spacious Garden Room with doors to the well-stocked gardens. To the first floor are four bedrooms, principal with en-suite shower room and separate family bathroom. Outside the property benefits from landscaped rear gardens and to the front a private driveway offering parking for a number of vehicles giving access to a single car garage. Viewing is highly recommended.

GROUND FLOOR

ENTRANCE PORCH
With windows and door to front elevation.

RECEPTION HALL
With stairs off to first floor.

CLOAKROOM/WC
With low-level WC and wash hand basin with tiled splashback. Window to front elevation.

LIVING ROOM
5.16m x 3.63m (16'11" x 11'11")
Attractive principal reception room with deep bay window to front elevation.

KITCHEN/FAMILY/DINING ROOM
3.73m x 7.65m (12'3" x 25'1")
Stylishly updated kitchen with a range of storage units along with peninsular and ample work surfacing over. One bowl and drainer sink unit with mixer tap. Four ring gas hob with extractor hood over, eye level Smeg microwave and Smeg electric oven. Integrated fridge/freezer and dishwasher. The family dining area benefits from windows and doors out to a spacious garden room.

UTILITY ROOM
2.01m x 1.73m (6'7" x 5'8")
With a range of storage units and single bowl and drainer stainless steel sink unit. Space for washing machine and tumble dryer. Door to side.

GARDEN ROOM
4.67m x 3.71m (15'4" x 12'2")
A very useful and attractive addition to this family house, a pleasant, light and airy garden room with doors out to the rear gardens.

FIRST FLOOR STAIRS AND LANDING

PRINCIPAL BEDROOM
4.22m x 3.63m (13'10" x 11'11")
A spacious double bedroom with an extensive range of built-in wardrobes. Window to front elevation.

EN-SUITE SHOWER ROOM
Appointed with a three-piece suite to include step-in shower, low-level WC and wash hand basin. Heated towel rail. Window to side elevation.

BEDROOM 2
3.15m x 2.57m (10'4" x 8'5")
A double bedroom with window to front elevation. Range of built-in wardrobes.

BEDROOM 3
3.20m x 2.97m (10'6" x 9'9")
A double bedroom with window to rear elevation.

BEDROOM 4
2.77m x 2.29m (9'1" x 7'6")
With window to rear elevation

BATHROOM
Appointed with a three-piece suite comprising panelled bath with shower over, low-level WC and wash hand basin. Window to side. Airing cupboard.

GARAGE
5.74m x 2.59m (18'10" x 8'6")
Private drive offering parking for several vehicles gives access to the single car garage, with up and over door.

GARDENS
To the front with well-stocked border garden with the rear garden being particularly noteworthy, having been extensively landscaped and very well stocked with a variety of mature trees, shrubs and flowering plants, creating a very pretty cottage feel.

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

AGENTS NOTE
Please note that some images have been virtually staged with AI to showcase the home's potential. These illustrations are intended to help you visualise the layout.

