



## DIRECTIONS

From Chepstow town centre proceed up the High Street, through the town arch heading up Moor Street turning right onto the A48. At the roundabout take the third exit. Continue along the A48 passing St. Pierre Golf & Country Club on your left-hand side. Continue along to the next roundabout taking the first left turn. Proceed along this road taking the third exit on the left. Proceed over the mini-roundabout. At the 'T' junction there is a staggered crossroads. Proceed into Manor Way where you will find the property on the left-hand side.

## SERVICES

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

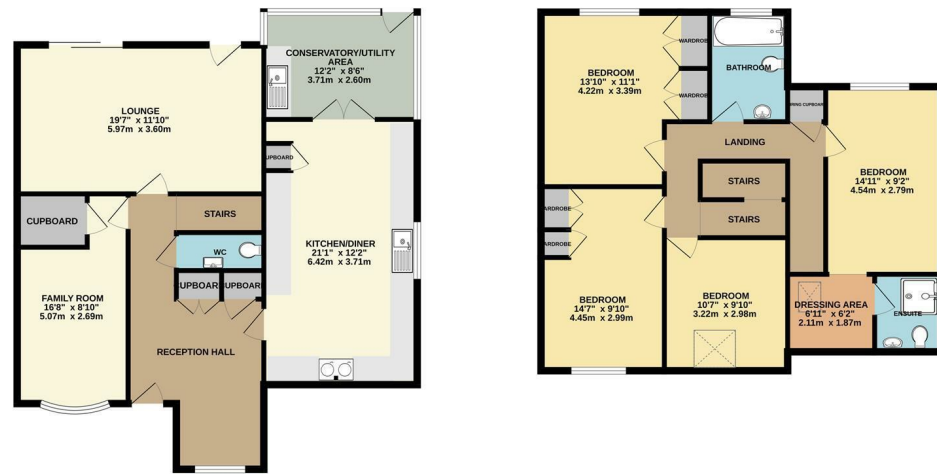
## TENURE - FREEHOLD

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



GROUND FLOOR  
956 sq.ft. (88.8 sq.m.) approx.

1ST FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 1770 sq.ft. (164.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		82	87
		EU Directive 2002/91/EC	



**21 MANOR WAY, PORTSKEWETT, CALDICOT,  
MONMOUTHSHIRE, NP26 5TQ**



**£372,500**

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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.

Manor Way offers an extended four-bedroom semi-detached family home, located in the sought after village of Portskewett, within walking distance of the well-respected primary school. The property briefly comprises, to the ground floor, spacious entrance hall giving access to, kitchen, utility conservatory, sitting room, WC and the converted garage which provides a third reception room with storage cupboard. To the first floor a galleried landing leads to three bedrooms with family bathroom and main bedroom suite with dressing area and en-suite shower room. The en-suite does require some cosmetic updating. Outside the property benefits from a private driveway with parking for several vehicles, and to the rear a very spacious and private garden mainly laid to lawn.

The property itself is situated in the sought after village of Portskewett with local store, public house and primary school. The market towns of Caldicot and Chepstow are also close at hand with their more attendant range of facilities. Bus and rail links can be found, as well as the A48, M48 and M4 motorway network bringing Newport, Cardiff and Bristol within commuting distance.

## GROUND FLOOR

### RECEPTION HALL

Frosted uPVC half glazed door and window to front elevation. Terracotta style ceramic tiled floor. Double storage cupboard.

### KITCHEN

**6.43m x 3.71m (21'1" x 12'2")**

Farm-style kitchen with a range of base and eye level storage units with ample work surfacing over. One and a half bowl and drainer sink unit. Feature exposed brick wall with inset four oven gas balanced flue Aga. Space for fridge/freezer and dishwasher. Terracotta style ceramic tiled floor. Window to side elevation and sliding patio door leading to: -

### CONSERVATORY

**3.71m x 2.59m (12'2" x 8'6")**

Currently used as a utility room. Space and plumbing for washing machine and tumble dryer. Stainless steel and drainer sink unit with mixer tap. uPVC windows and door to rear garden. Terracotta style ceramic tiled floor continued.

### GROUND FLOOR WC

Wall-mounted wash hand basin with chrome taps and low-level WC.

### FAMILY ROOM

**5.08m x 2.69m (16'8" x 8'10")**

Previously a garage which was converted into a second reception room but currently used as a storeroom with store cupboard. With window to front elevation.

### SITTING ROOM

**5.97m x 3.61m (19'7" x 11'10")**

Light and airy room with sliding patio door and glazed pedestrian door to rear garden.

### FIRST FLOOR STAIRS AND LANDING

Galleried landing with airing cupboard and two access points to boarded loft with ladder. Skylight

### MAIN BEDROOM

**4.55m x 2.79m (14'11" x 9'2")**

A spacious bedroom suite with window to rear elevation with archway leading to dressing area giving access to: -

### EN-SUITE SHOWER ROOM

In need of cosmetic updating but currently appointed with low level WC, wash hand basin inset into vanity storage unit and shower cubicle. Frosted window to side elevation.

### FAMILY BATHROOM

A three-piece suite comprising panelled bath with chrome taps, shower attachment and glass shower screen, low level WC and wash hand basin inset into vanity storage unit. Part-tiled walls. Frosted window to rear.

### BEDROOM 4

**3.23m x 3.00m (10'7" x 9'10")**

A double bedroom with window and Velux rooflight to front elevation.

### BEDROOM 3

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

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

### BEDROOM 2

**4.22m x 3.38m (13'10" x 11'1")**

A spacious double bedroom with built-in wardrobes. Window to rear overlooking the garden and cornfields project beyond.

### OUTSIDE

#### GARDEN

To the front, the property offers parking for several vehicles. To the rear is a patio area perfect for entertainment and spacious lawn garden

#### SERVICES

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

