



## DIRECTIONS

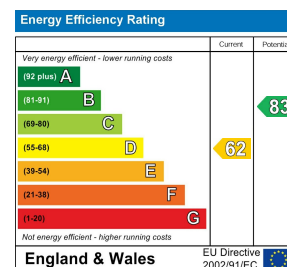
From Chepstow travel West along the A48 towards Caldicot/Newport. Pass through the village of Pwllmeyric and continue along the A48 until you reach the Parkwall/Indian Empire roundabout. Take the first exit towards Caldicot/Gwent Levels and continue until you enter Caldicot town. Turn right onto Chepstow Road and continue straight ahead at the mini roundabout onto Sandy Lane. Continue along Sandy Lane turning right into Cas-Troggi and then bear right, follow the road around to the left where the property can be found on the left hand side.

## SERVICES

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

## TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1163 sq.ft. (108.1 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, fixtures and appliances shown have not been tested and no guarantee as to their condition 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.



**42 CAS TROGGI, CALDICOT, MONMOUTHSHIRE,  
NP26 4NX**

**4** **2** **2** **D**

**£259,950**

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

Offered to the market with the benefit of no onward chain, this deceptively spacious end of terrace property affords well-planned and versatile living accommodation that will no doubt suit a variety of requirements. The layout briefly comprises to the ground floor: spacious entrance porch, hall, lounge, kitchen/dining room, second reception room/fourth double bedroom and a wet room/WC. To the first floor there are three double bedrooms and a family bathroom. The property enjoys a spacious level plot and further benefits a private driveway with option to make it bigger, a low-maintenance rear garden, gas central heating by combi boiler and uPVC double glazing throughout. The property is in need of modernisation and gives the option for multi-generational living. Furthermore, there is a potential to extend to the rear, subject to the necessary consent.

Situated in a quiet residential location, on a no through road, the property is a short level walk to Caldicot town centre with its range of amenities and both Primary and Secondary schooling, as well as the picturesque castle and grounds. For the commuter, the M4 and M48 motorways are easily reachable providing direct links into Newport, Cardiff and Bristol.

**GROUND FLOOR**

**ENTRANCE PORCH**

uPVC double doors lead into a spacious entrance porch with attractive tiled flooring. Frosted window to side elevation. Further door leads to:-

**ENTRANCE HALL**

Providing access to all ground floor rooms. Useful built-in storage cupboard and built-in understairs storage cupboard. Frosted window to the side elevation. Half-turn staircase for first floor.

**CONVERTED GARAGE**

**3.89m x 3.73m (12'9" x 12'2")**

Comprises a versatile room either as a fourth double bedroom or indeed as a further reception room. Window to front elevation, overlooking the garden.

**WET ROOM**

Comprising a low level WC, pedestal wash hand basin and wall mounted electric shower unit with tiled surround.

**LOUNGE**

**4.38m x 3.60m (14'4" x 11'9")**

A generous and comfortable reception room with feature bay window to front elevation enjoying views over the gardens.

**OPEN PLAN KITCHEN/DINING ROOM**

A fantastic open plan space ideal for everyday living.

**KITCHEN**

**2.87m x 2.65m (9'4" x 8'8")**

Comprising a range of fitted base and eye level storage units with laminate worktops over and tiled splash back. Inset stainless steel sink with drainer. Window and door to rear elevation overlooking the garden.

**DINING AREA**

**3.60m x 2.65m (11'9" x 8'8")**

French doors to the rear garden, a built-in pantry and ample space for a dining table and chairs.

**FIRST FLOOR STAIRS AND LANDING**

Loft access point. Window to rear elevation.

**BEDROOM 1**

**3.60m x 3.22m (11'9" x 10'6")**

Comprises a good size double bedroom with full width window to front elevation.

**BEDROOM 2**

**3.60m x 3.30m (11'9" x 10'9")**

Another good size double bedroom enjoying a full width window to rear elevation overlooking the garden.

**BEDROOM 3**

**2.87m x 2.05m (9'4" x 6'8")**

A double bedroom with a full width window to front elevation.

**FAMILY BATHROOM**

Comprises a neutral suite to include panelled bath with mains fed shower over, low level WC and pedestal wash hand basin. Built-in airing cupboard housing the Valiant gas combination boiler. Separate built-in cupboard with inset shelving. Frosted window to rear elevation.

**OUTSIDE**

To the front a private driveway laid to concrete providing off street parking for one vehicle, with areas laid to lawn to both sides providing potential for further off street parking if desired. To the rear is a generous size and low maintenance garden, comprising a spacious paved patio area accessed from the kitchen/diner. A step-up leads to a level area laid to lawn and the rear garden is fully enclosed by brick wall and timber fencing and bordered by a range of plants and shrubs. Further potential to extend either single or double storey to the rear depending on requirements and of course the necessary consent. Useful outdoor storeroom.

**SERVICES**

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

