



DIRECTIONS

From our Chepstow office proceed along the A48 towards Newport, continue to the Rock & Fountain Inn turning right into Old Turnpike Road where the property can be found on your left hand side in approximately one quarter of a mile. What3words [///impulsive.resolves.richest](https://www.what3words.com/impulsive.resolves.richest)

SERVICES

Mains electricity, water and drainage. LPG gas central heating.
Council tax band C

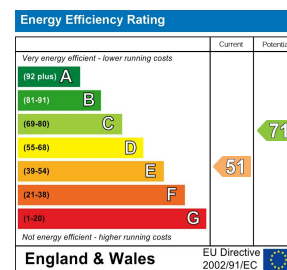
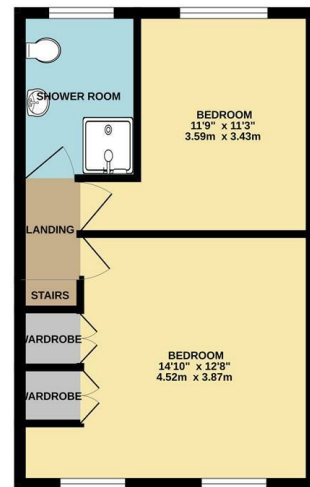
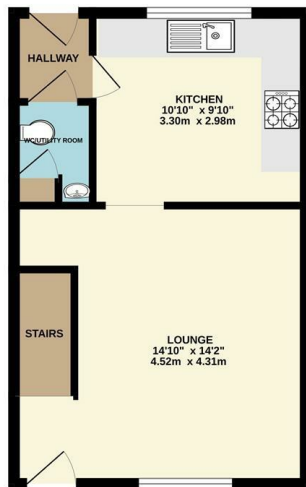
TENURE - FREEHOLD

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



GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.

1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation 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.



2 PIKE COTTAGES, LLANVACHES, CALDICOT, MONMOUTHSHIRE, NP26 3BE

2 1 1 E

OFFERS OVER £300,000

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

Offered to the market with the benefit of no onward chain, this delightful and characterful mid terrace cottage is situated on a quiet lane within this desirable semi rural area, just a stone's throw from both the A48 providing access to surrounding towns and cities, as well as being within walking distance to a renowned pub and restaurant, The Rock and Fountain. The well planned living accommodation will no doubt suit a variety of ages and requirements and briefly comprises to the ground floor: a well proportioned lounge, open access into a good size social kitchen/dining room with fully fitted units, a rear lobby providing access into the rear courtyard and a cloakroom/wc with space for utility goods. To the first floor there are two double bedrooms, both enjoying a vaulted ceiling, as well as a modern shower room. The cottage further benefits a low maintenance courtyard garden to the rear, potential for off street parking for up to two vehicles a short walking distance from the property, UPVC double glazing throughout and LPG gas central heating. We would strongly recommend arranging an internal viewing to appreciate what this property has to offer.

The property is conveniently positioned just off the A48 providing excellent transport access to the M48 and M4 Motorways with direct links westbound to Newport (10 miles) and Cardiff (22 miles) and eastbound to Bristol (25 miles). The old market town of Chepstow is just 8 miles distance and offers an extensive range of amenities as well as Chepstow railway station which provides regular rail links, and the bus station providing local services and links to Cardiff, Swansea and London Victoria. The renowned Wye Valley is a short distance away.

GROUND FLOOR

ENTRANCE HALL

A wooden entrance door and staircase leading to the first floor landing. Open aspect to the:-

LOUNGE

4.52m x 4.32m (14'10" x 14'2")

A fantastic well proportioned reception room with window to the front elevation . Tiled floor and feature exposed beam. Open access into the:-

KITCHEN/DINING ROOM

3.30m x 3.00m (10'10" x 9'10")

Another great size living space with a range of fitted kitchen wall and base units, ample granite worktop with granite splashback. Inset one and a half bowl stainless steel sink with drainer and mixer tap. Integrated four-ring gas hob with feature stainless steel extractor hood over and electric oven/grill beneath. Space for freestanding full height fridge/freezer and under counter dishwasher. Room for dining table and chairs. Window to the rear elevation enjoying views over the courtyard garden. Door to:-

REAR LOBBY

Housing the Worcester gas boiler. Tiled floor. Stable door leading out to the garden. Door to:-

CLOAKROOM/WC

Comprising a modern neutral suite to include low-level WC and wall mounted wash hand basin with mixer tap. Space and plumbing for washing machine. Tiled floor and fitted shelving. Frosted window to the side elevation.

FIRST FLOOR STAIRS AND LANDING

The landing area provides access to all first floor rooms.

PRINCIPAL BEDROOM

4.52m 3.86m (14'10" 12'8")

A really well proportioned double bedroom, enjoying a

feature vaulted ceiling, exposed wooden floorboards and fitted wardrobes. Two windows to the front elevation.

BEDROOM TWO

3.58m x 3.43m (11'9" x 11'3")

A good size double guest bedroom enjoying a feature vaulted ceiling and exposed wooden floorboards. Window to the rear elevation.

SHOWER ROOM

Comprising a modern and neutral suite to include double width walk-in shower cubicle with mains fed shower unit, low-level WC and wash hand basin over vanity unit. Heated towel rail and tiled floor. Frosted window to the rear elevation.

OUTSIDE

The rear garden comprises a low maintenance courtyard laid to stones with an attractive range of potted plants, with outside lighting and an outside tap. Off-street parking for up to two vehicles is available a very short walking distance from the property which can be accessed by the pedestrian lane at the rear of the cottages.

SERVICES

Mains electricity, water and drainage. LPG gas central heating.

