

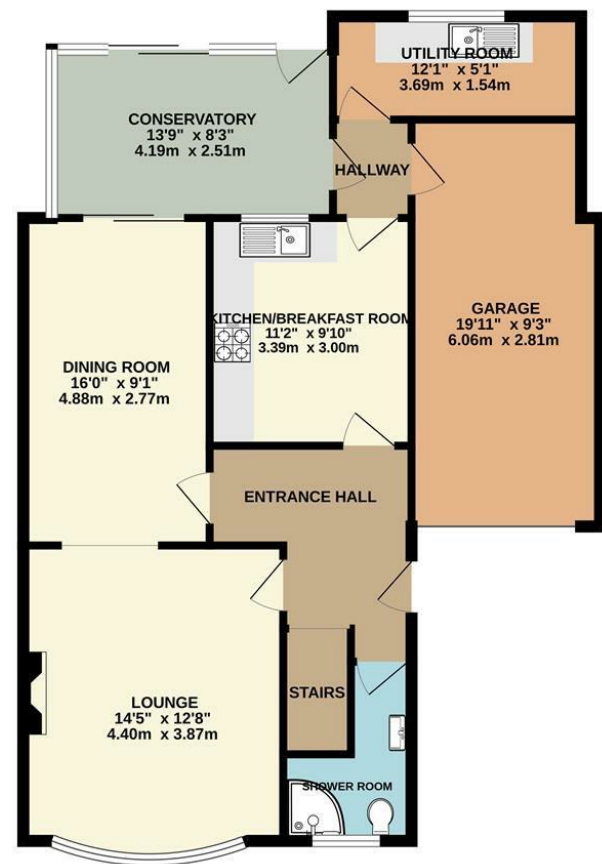
## DIRECTIONS

From Chepstow town centre proceed to the St Lawrence roundabout taking the third exit in the direction of Caldicot. Proceed to the next roundabout taking the second exit, through the hamlet of Crick onto the dual carriageway, taking the left turn signposted Caerwent/Caldicot. Proceed through Caerwent taking the left turn prior to the Coach & Horses public house, continuing along this road without deviation. Continue for a short distance taking the right hand turn into Wentwood View and then right again where the property can be found on your left hand side.

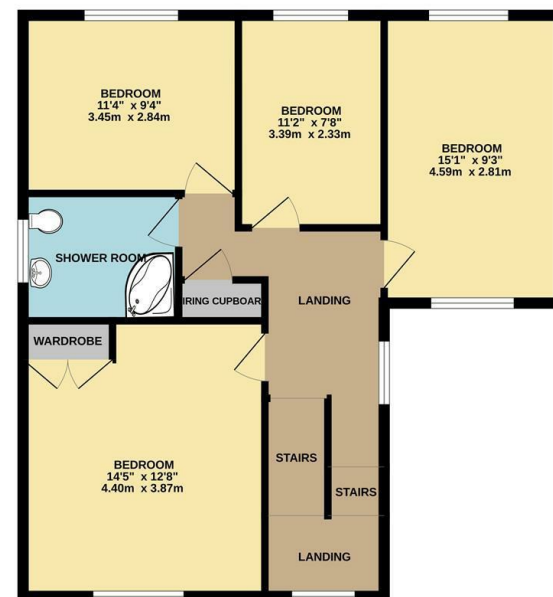
## TENURE - FREEHOLD

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

GROUND FLOOR  
951 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



**77 WENTWOOD VIEW, CALDICOT,  
MONMOUTHSHIRE, NP26 4QH**



**£469,950**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Offered to the market with the benefit of no onward chain this deceptively spacious detached family home has been in the same ownership for many decades and occupies a sizeable plot within this sought after residential development on the outskirts of the popular town of Caldicot. The existing well planned layout is arranged over two floors and briefly comprises to the ground floor; reception hall, lounge, dining room, kitchen/breakfast room, conservatory, utility room and shower room, whilst to the first floor there are three double bedrooms, a fourth single bedroom/ideal study as well as a family bathroom. The property further benefits an integral single garage, extensive private driveway and a generous level South facing rear garden. The property will no doubt suit a variety of markets and also offers fantastic potential to extend subject to the necessary consent.

Located in this most sought-after area on the outskirts of Caldicot town centre the property is close to local amenities, along with both primary and senior schooling, all of which are within walking distance. For those wishing to commute, M4 access can be found at both Magor and in the neighbouring town of Chepstow, and there is a train station locally, with the main line at Severn Tunnel Junction a few miles away in Rogiet.

## GROUND FLOOR

### RECEPTION HALL

uPVC entrance door with side glazed panel leads into welcoming reception hall. Stairs to first floor.

### SHOWER ROOM

Appointed with a three-piece suite to include low-level WC, wall-mounted wash hand basin and corner shower cubicle with mains fed shower unit and tiled surround. Wood effect laminate flooring and frosted window to the front elevation.

### LOUNGE

**4.39m x 3.86m (14'5" x 12'8")**

A fantastic size reception room with a feature bay window to the front elevation. Electric fire with exposed stone surround. Open archway leads to: -

### DINING ROOM

**4.88m x 2.77m (16'0" x 9'1")**

A second well-proportioned reception space with sliding patio door leading to the: -

### CONSERVATORY

**4.19m x 2.51m (13'9" x 8'3")**

Providing a fantastic versatile space as a further reception area with tiled floor. Sliding patio door leads out to the rear garden.

### KITCHEN/BREAKFAST ROOM

**3.40m x 3.00m (11'2" x 9'10")**

Appointed with a newly fitted kitchen, affording an extensive range of wall and base units with ample wood effect laminate worktops and tiled splashbacks. Inset stainless steel sink with

drainer and mixer tap. Integrated appliances to include four ring induction hob with extractor hood over and electric oven/grill beneath along with under counter fridge. Space for a breakfast table and chairs. Window to rear elevation and a door to: -

### REAR LOBBY

With courtesy door to garage and door to conservatory.

### UTILITY ROOM

**3.68m x 1.55m (12'1" x 5'1")**

A really good size useful room with fitted worktop, inset stainless steel sink, space and plumbing for white goods. Gas boiler. Window to the rear elevation.

### FIRST FLOOR STAIRS AND LANDING

Spacious light and airy landing area with dual aspect to both front and side elevations. Loft hatch and airing cupboard with inset shelving.

### BEDROOM 1

**4.39m x 3.86m (14'5" x 12'8")**

A really well-proportioned double bedroom with a large window to the front elevation. Fitted wardrobe.

### BEDROOM 2

**4.60m x 2.82m (15'1" x 9'3")**

A good sized double bedroom enjoying a dual aspect to both front and rear elevations.

### BEDROOM 3

**3.45m x 2.84m (11'4" x 9'4")**

A good sized bedroom with window to the rear elevation.

### BEDROOM 4

**3.40m x 2.34m (11'2" x 7'8")**

A generous single bedroom with window to the rear elevation.

### FAMILY BATHROOM

Appointed with a neutral suite to include corner bath with electric shower unit over and tiled surround, corner wash hand basin inset to vanity unit with tiled splashback and low-level WC. Wood effect laminate floor. Frosted window to the side elevation.

### GARAGE

**6.07m x 2.82m (19'11" x 9'3")**

Private tarmac driveway providing off street parking for a number of vehicles leads to single garage with manual up and over door. Courtesy door to the rear lobby.

### GARDEN

To the front is a low-maintenance garden laid to paving slabs and an area laid to lawn. The rear garden enjoys a sunny southerly aspect, is low maintenance and of a good size comprising a sizeable paved patio area perfect for dining and entertaining, a generous area laid to lawn, bordered by an attractive range of plants, shrubs, hedgerow and timber fencing. Furthermore there is a greenhouse. The property benefits side access to both sides.

### SERVICES

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

