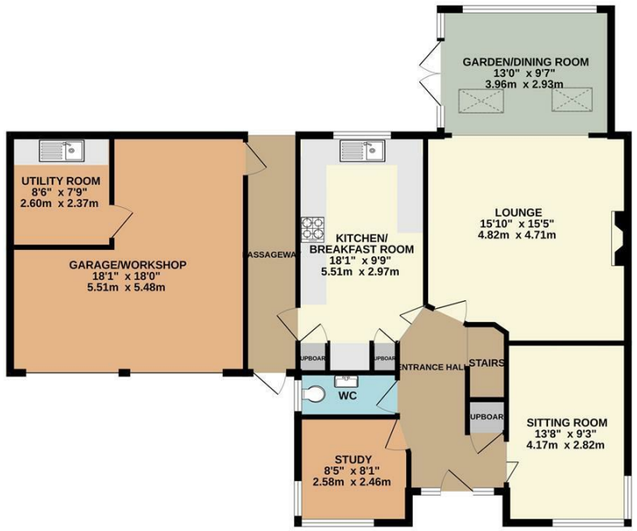
DIRECTIONS

From our Chepstow office proceed up Moor street, turning right onto the A48, proceed along the A48 towards Newport, after passing St. Pierre Country Club take the first exit at the roundabout heading toward Caldicot. Proceed along this road without deviation passing over the Mitel roundabout taking the first turning right onto Chepstow Road. Proceed along this road without deviation taking the right hand turn into Church Road. Carry on along this road, across the roundabout and then take the second right hand turn into Heol Towy where you will find the property on your left hand side.

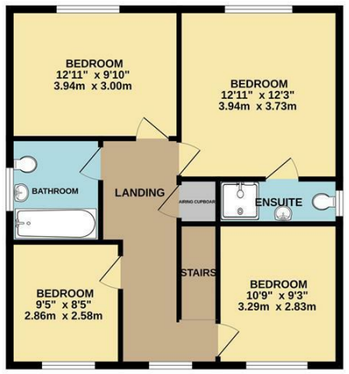
TENURE - FREEHOLD

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

GROUND FLOOR
1243 sq.ft. (115.5 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1926 sq.ft. (178.9 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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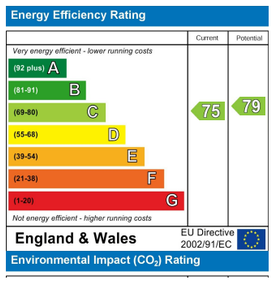


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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

2 HEOL TOWY, CALDICOT, MONMOUTHSHIRE, NP26 4PH

4 2 4 C

£489,950

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

Offered to the market for the first time in 20 years this immaculately presented executive detached home occupies a pleasant position within this popular residential development on the outskirts of Caldicot town, the property affords fantastic versatile and deceptively spacious living accommodation that will no doubt suit a variety of markets and we strongly recommend arranging an internal viewing to appreciate all this property has to offer.

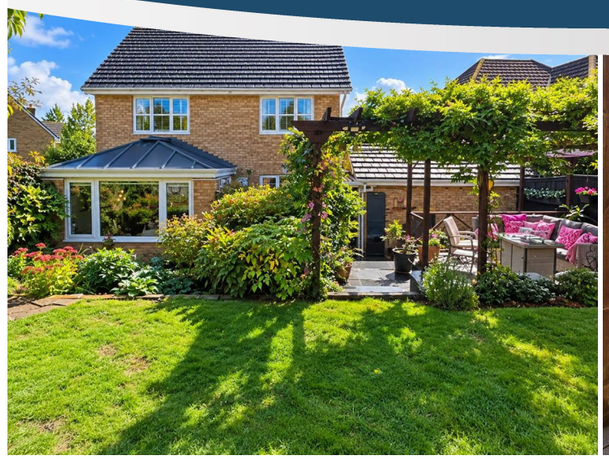
The well-planned layout briefly comprises to the ground floor a welcoming reception hall, WC/cloakroom, study, sitting room, kitchen/breakfast room, lounge and orangery/dining room, whilst to the first floor there are four double bedrooms to include the principal with en-suite shower room and a separate family bathroom. The property further benefits an extensive driveway to the front offering parking for four to five vehicles, a detached double garage with utility area and a beautifully presented and private rear garden with plenty of space for dining and entertaining. Situated in a quiet yet desirable and accessible location on the edge of town the property is within walking distance of popular schooling as well as the beautiful Caldicot Castle and grounds whilst retaining excellent commutable access to the motorway network.

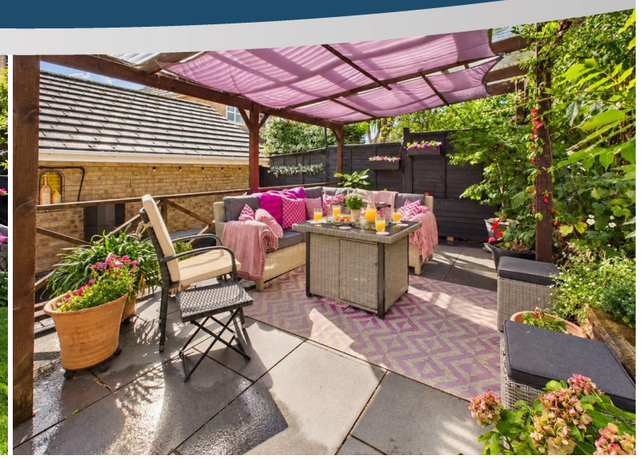
GARAGE
The front of the property is approached via a private driveway serving just one other property and is laid to tarmac, leading to a private extensive driveway providing off-street parking for four to five vehicles and giving access to the detached double garage with two manual up and over doors, power and light. There is a utility area in the garage benefitting from worktop and inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer.

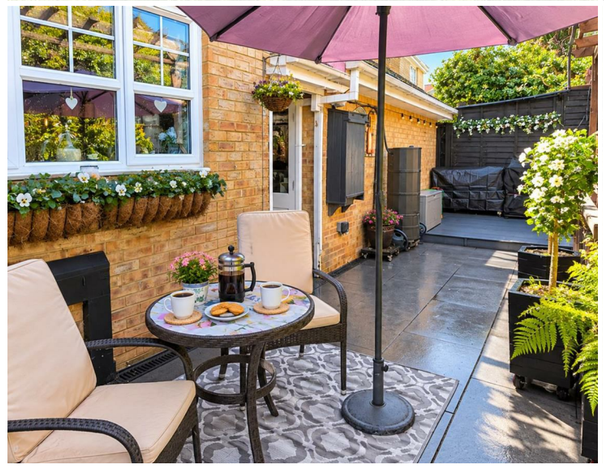
GARDENS
The front garden area is mainly laid to lawn and bordered by an attractive range of mature plants, shrubs and trees. The rear garden comprises a paved patio area offering a private spot for dining and entertaining, this leads onto a slightly raised decking area providing an ideal BBQ spot. There is a second beautiful terrace area laid to contemporary paving slabs with a wooden pergola above and plastic sheeting providing the opportunity to utilise twelve months of the year. A couple of steps then lead up to a good size level area mainly laid to lawn bordered by a beautiful range of mature plants and shrubs, creating an attractive private and safe garden. In the far corner of the garden there is a wooden summer house. The rear garden is fully enclosed by brick wall and timber fencing.

SERVICES
All mains services are connected to include mains gas central heating.
Council tax band F.

AGENTS NOTE
Please note that some images were enhanced using AI.





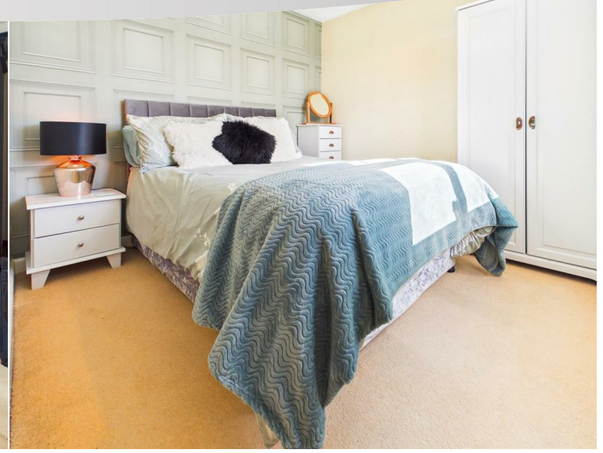


BEDROOM 2
3.94m x 3.00m (12'11" x 9'10")
A generous guest double bedroom with window to the rear aspect.

BEDROOM 3
3.28m x 2.82m (10'9" x 9'3")
A double bedroom with a window to the front aspect.

BEDROOM 4
2.87m x 2.57m (9'5" x 8'5")
A double bedroom with window to front elevation.

FAMILY BATHROOM
Comprising a modern neutral suite to include panelled bath with mains fed shower unit over and glass shower screen, wash hand basin inset to vanity unit and low-level WC. Heated towel rail. Half-tiled walls. Frosted window to the side aspect.



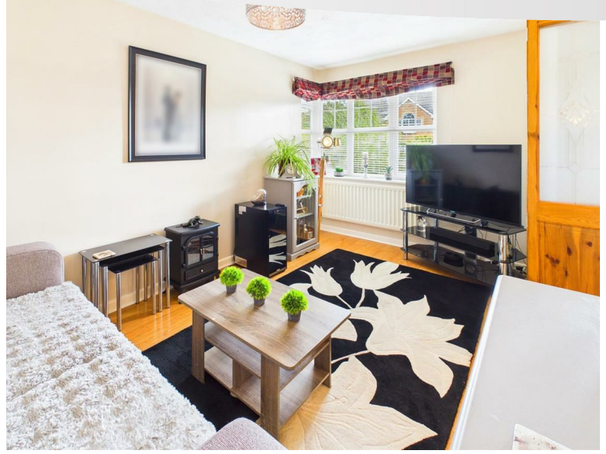
GROUND FLOOR

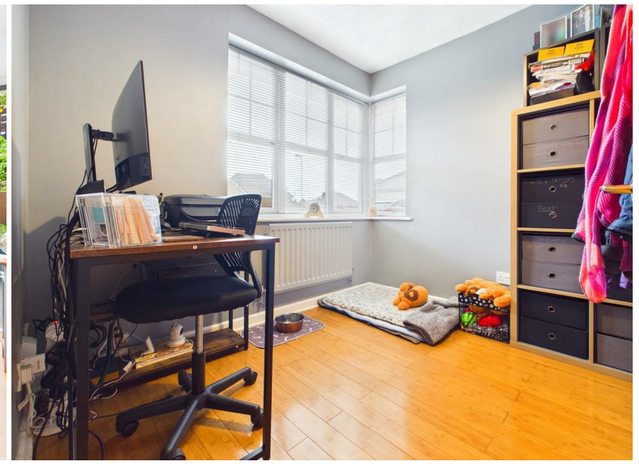
RECEPTION HALL
Front door with feature stained glass panel and stained glass window to either side leads into a beautifully presented reception hall with solid wood floor. Half-turned staircase leading to the galleried landing. Useful built-in under stairs storage cupboard.

STUDY
2.57m x 2.46m (8'5" x 8'1")
A fantastic practical home working space perfect for the everyday homeworker with corner bay window to the front aspect. Solid wood flooring.

SITTING ROOM
4.17m x 2.82m (13'8" x 9'3")
A super versatile room currently utilised as a second sitting room but could be utilised as a playroom or ground floor bedroom if required. Feature corner bay window to the front.

CLOAKROOM/WC
With low-level WC and wash basin inset to vanity unit with mixer tap and mosaic tiled splashback. Half wood panelling to walls. Frosted window to side.

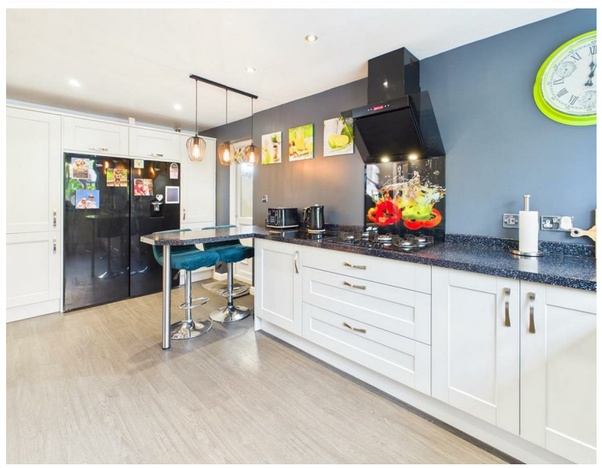




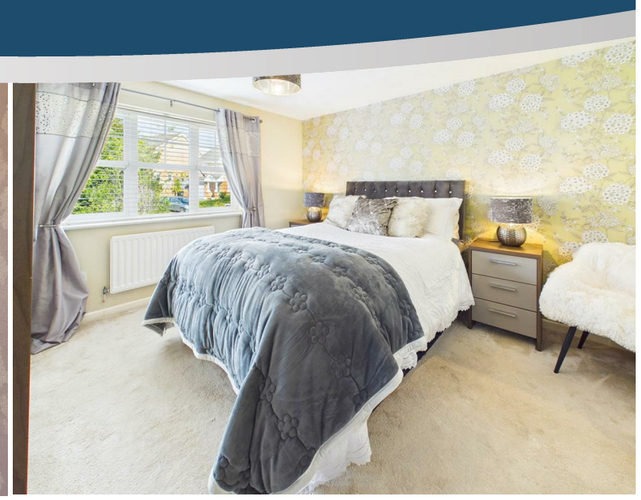
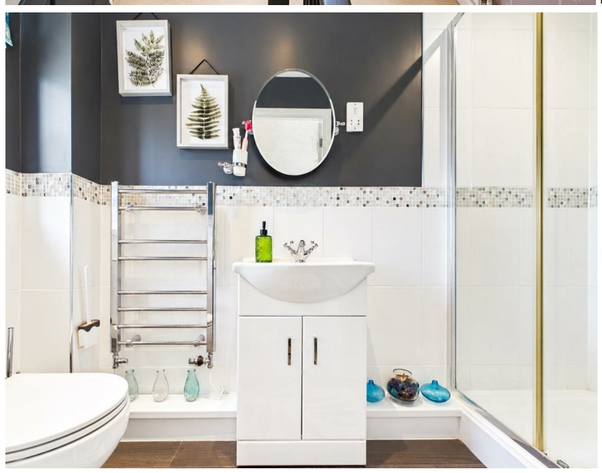
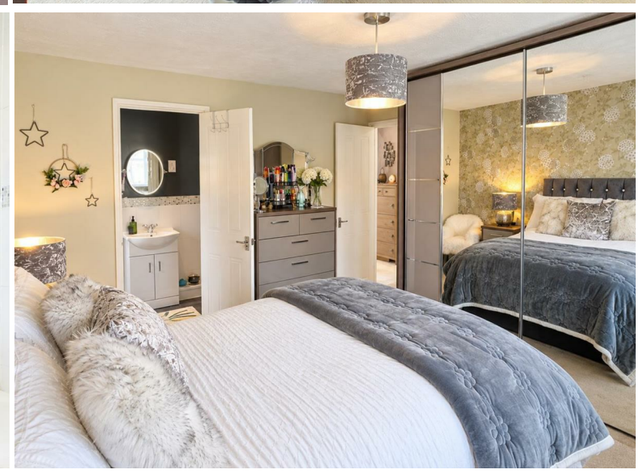
LOUNGE
4.83m x 4.70m (15'10" x 15'5")
Well-proportioned formal reception space with solid wood flooring and window to the side aspect. Feature fireplace with gas fire (not currently working), solid wood surround and marble hearth. Open to: -

ORANGERY/DINING ROOM
3.96m x 2.82m (13'0" x 9'3")
A fantastic extension providing an ideal dining space, enjoying a dual aspect with feature vaulted ceiling and French doors leading directly out to the paved patio area. Two feature roof windows.

KITCHEN/BREAKFAST ROOM
5.51m x 2.97m (18'1" x 9'9")
Affording an extensive range of fitted wall and base units with ample marble effect laminate worktop and upstands. Breakfast bar. One and a half bowl and drainer sink unit with mixer tap. Five ring gas hob with feature extractor hood over and eye-level double oven. Integrated microwave and dishwasher. American style fridge/freezer (to remain). Cupboard housing the glow worm gas boiler. Window to the rear elevation overlooking the garden and a pedestrian door to the side.



FIRST FLOOR STAIRS AND LANDING
Spacious galleried landing area with vaulted ceiling and a large feature window to the front. Built-in airing cupboard with inset shelving and housing immersion tank. Loft access point to partially bordered loft.

PRINCIPAL BEDROOM
3.94m x 3.73m (12'11" x 12'3")
A very-well proportioned double bedroom with window to rear aspect. Freestanding wardrobe (to remain). Access to: -

EN-SUITE SHOWER ROOM
Comprising a neutral suite to include a double width walk-in shower cubicle with mains fed waterfall shower head and separate handheld attachment, low-level WC and wash hand basin inset to vanity unit. Heated towel rail. Half-tiled walls. Frosted window to the side aspect.