



## 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 to Caldicot. Proceed along this road without deviation passing over the next roundabout then take the second turning left into Denny View, then left again into Deepweir Gardens, where you will find the property at the end of the cul-de-sac on your left hand side.

## SERVICES

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

Council Tax Band F

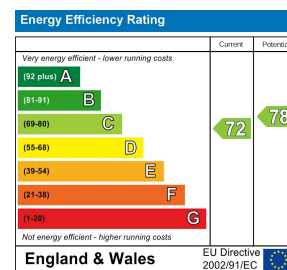
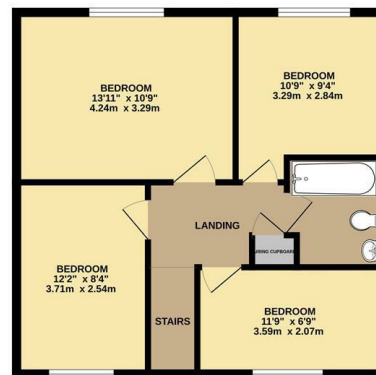
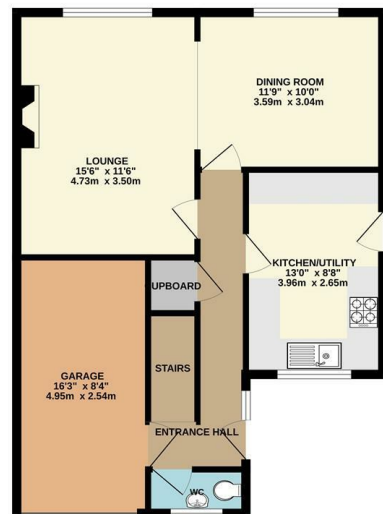
## TENURE - FREEHOLD

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



GROUND FLOOR  
657 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures 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 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.



## 13 DEEPWEIR GARDENS, CALDICOT, MONMOUTHSHIRE, NP26 5QJ



**£349,950**

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



Deepweir Gardens occupies a most convenient position, close to the town centre of Caldicot with its attendant range of facilities, yet within easy commute to the M48 and M4 motorway networks, bringing Cardiff, Newport and Bristol within reach. Deepweir Gardens is a popular cul-de-sac enjoying the benefits of the town location as well as local countryside.

This property is particularly noteworthy as it sits in a generous corner plot, and is one of only two four bedroom houses built in this development. The accommodation offers to the ground floor: entrance hall, kitchen, living/dining room, WC and access to the integral garage. To the first floor, there are four bedrooms and a bathroom. The property has off-road parking leading to a single garage, a spacious and private rear garden and has the benefit of being sold with no onward chain.

GROUND FLOOR

ENTRANCE HALL

Half-frosted glazed uPVC door and side panel leads into the entrance hall. Stairs to first floor with understairs storage. Door to garage.

CLOAKROOM/WC

Appointed with a two-piece suite to include low-level WC and wall-mounted wash hand basin with tiled splashbacks. Frosted window to front elevation.

KITCHEN

3.96m x 2.65m (12'11" x 8'8")

Appointed with a range of eye and base storage units with

marble effect worktops over and tiled splashbacks. Inset one bowl and drainer stainless steel sink unit. Four ring gas hob with eye level electric oven. Space for dishwasher, washing machine and fridge/freezer. uPVC window to front elevation and half frosted glazed uPVC door to rear.

SITTING ROOM

4.73m x 3.50m (15'6" x 11'5")

A spacious and light reception room with window to rear elevation. Feature fireplace with inset gas fire. Open plan to :-

DINING ROOM

3.59m x 3.04m (11'9" x 9'11")

With window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access point and storage cupboard.

BEDROOM 1

4.24m x 3.29m (13'10" x 10'9")

Spacious double bedroom with window to rear elevation.

BEDROOM 2

3.29m x 2.84m (10'9" x 9'3")

A double bedroom with window to rear elevation.

BEDROOM 3

3.71m x 2.54m (12'2" x 8'3")

A double bedroom with window to front elevation.

BEDROOM 4

3.59m x 2.07m (11'9" x 6'9")

Single bedroom with window to front elevation.

FAMILY BATHROOM

Appointed with a three piece suite to include panelled bath, low level WC and pedestal wash hand basin. Part-tiled walls. Frosted window to side elevation.

GARDENS

The front garden benefits from an area laid to lawn and to the rear is a spacious corner plot which is mainly laid to lawn with a paved patio area. Gated side access.

GARAGE

To the front is a private driveway with parking for one vehicle which leads to a single car garage with up and over door.

SERVICES

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

