



DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right onto the A48. At the roundabout take the third exit and continue along the A48 without deviation. Carry on through the village of Crick and upon entering Caerwent take the right turn into Dinham Road, then first left onto the Ash Tree Road and then left into Roundbush Crescent. At the T-junction turn left into Kilpale Close where, following the numbering, you will find the property on the right hand side at the end of this cul-de-sac.

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.

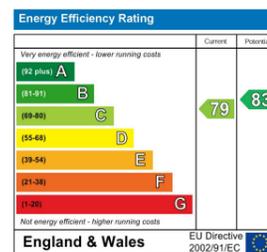


**16 KILPALE CLOSE, CAERWENT, CALDICOT,
MONMOUTHSHIRE, NP26 5AF**

4 2 2

£389,950

Sales: 01291 629292
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TOTAL FLOOR AREA - 1154 sq.ft. (107.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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 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.

This detached property offers spacious family accommodation and briefly comprises to the ground floor; reception hall, study, lounge, kitchen/dining room leading on to utility room and WC. To the first floor are three double bedrooms, principal with en-suite, a fourth single bedroom and family bathroom. Outside the property benefits from a south-facing rear garden, single car garage and three parking spaces.

Situated within this popular residential area, the village of Caerwent benefits from local store and pub with the towns of Caldicot and Chepstow, both with attendant range of facilities, close to hand, along with bus and rail links together with the A48, M48 and M4 motorway networks bringing Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

GROUND FLOOR

ENTRANCE HALL

Door to front elevation. Wooden effect flooring. Stairs to first floor.

LOUNGE

5.31m x 3.18m (17'5" x 10'5")

Feature bay window to front elevation. Wooden effect flooring.

STUDY

2.82m x 2.13m (9'3" x 7'0")

Ideal space for a home worker with window to front elevation.

KITCHEN/DINING ROOM

4.95m x 4.42m (16'3" x 14'6")

Spacious room appointed with a matching range of base and eye level storage units with ample wooden effect work surfacing over and upstands. One bowl and drainer stainless steel sink unit with mixer tap. Four ring gas hob with concealed extractor over and oven below. Space for full height fridge and dishwasher. Gas combi-boiler. Understairs storage cupboard. Ceramic tiled flooring. Window and French doors to rear garden.

UTILITY ROOM

2.18m x 1.88m (7'2" x 6'2")

Space and plumbing for washing machine and tumble dryer. Wooden effect worktop. Door to rear elevation and door to: -

GROUND FLOOR WC

With low-level WC and wash hand basin with mixer tap and tiled splashbacks.

FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

PRINCIPAL BEDROOM

3.25m x 3.23m (10'8" x 10'7")

A double bedroom with built-in mirror fronted wardrobes and window to rear elevation. Door to: -

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include pedestal wash hand basin with chrome mixer tap and tiled splashback, low-level WC and double shower unit with chrome shower attachment and tiled surround. Frosted window to rear elevation.

BEDROOM 2

3.86m x 3.02m (12'8" x 9'11")

A double bedroom with built-in mirror fronted wardrobes and window to front elevation.

BEDROOM 3

3.33m x 3.15m (10'11" x 10'4")

A double bedroom with built-in wardrobe and window to front elevation.

BEDROOM 4

3.23m x 2.18m (10'7" x 7'2")

A single bedroom with window to rear elevation.

FAMILY BATHROOM

Comprising a three-piece suite to include pedestal wash-hand basin with mixer taps, low-level WC and panelled bath with tiled splash black and chrome mixer taps. Frosted window to rear elevation.

GARDENS

To the front a low-maintenance garden laid to lawn with pathway and steps leading up to the front door. To the rear of the property is a sunny south facing garden with a patio and seating areas along with an area laid to lawn. Fence and wall to boundary.

GARAGE

Single car garage located in a separate block of two with parking at the front, with additional two parking spaces.

SERVICES

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

