



DIRECTIONS

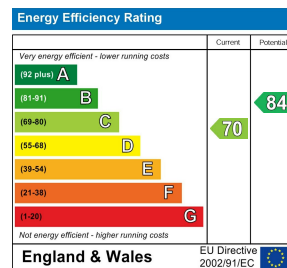
From Chepstow travel West along the A48 towards Caldicot/Newport. Pass through the village of Pwllmeyric and continue along the A48 until you reach the Parkwall/Indian Empire roundabout. Take the first exit towards Caldicot/Gwent Levels and continue until you enter Caldicot town. Turn right onto Chepstow Road and continue straight ahead at the mini roundabout onto Sandy Lane. Continue along Sandy Lane turning right into Cas-Troggi. At the T-junction take a left hand turn and then first right, where following the numbering you will find the property on the left hand side.

SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band C

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1096 sq.ft. (101.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, walls and any other parts are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser, valuer and solicitor must have no responsibility for any error or omission in this statement. The purchaser, valuer and solicitor must have no responsibility for any error or omission in this statement. The purchaser, valuer and solicitor must have no responsibility for any error or omission in this statement.

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.



**17 CAS TROGGI, CALDICOT, MONMOUTHSHIRE,
NP26 4NX**

3 **2** **1** **C**

£237,500

Sales: 01291 629292
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Offered to the market with the benefit of no onward chain, this deceptively spacious mid-terrace property offers fantastic, well-planned and practical living accommodation. The layout briefly comprises to the ground floor a welcoming entrance hall, well-proportioned lounge, ground floor shower room with WC, and a fantastic open plan kitchen/dining room with French doors leading out to the rear garden. To the first floor are two double bedrooms, a good-sized single bedroom and a family bathroom. The property further benefits from generous low-maintenance gardens to both the front and rear, private driveway, and single garage, as well as uPVC double glazing throughout and a gas combi boiler.

Situated in a quiet residential location, the property is a short walk to Caldicot town centre with its range of amenities and both Primary and Secondary schooling, as well as the picturesque castle and grounds. For the commuter, the M4 and M48 motorways are easily reachable providing direct links into Newport, Cardiff and Bristol.

GROUND FLOOR

ENTRANCE HALL

uPVC entrance door. Useful under stairs storage area and half-turned staircase to first floor.

LOUNGE

4.09m x 3.30m (13'5" x 10'10")

A well-proportioned front reception room enjoying a large window overlooking the gardens to the front.

KITCHEN/DINING ROOM

6.34m x 2.58m (20'9" x 8'5")

Fitted with an extensive range of U-shape wall and base units with ample wood effect laminate worktops. Inset one bowl and drainer stainless steel sink with mixer tap. Four ring halogen hob with extractor hood over and electric oven/grill below. Integrated fridge and space for under counter freezer. Window and door to rear garden. Generous formal dining area with French doors to the rear garden as well as a separate courtesy pedestrian door to outside. Fitted storage cupboard ideal for additional storage.

SHOWER ROOM

Comprising a three piece modern suite to include shower cubicle with mains fed shower, wall-mounted wash hand basin and low level WC.

FIRST FLOOR STAIRS AND LANDING

Window to rear elevation. Loft access point and doors to all first floor rooms.

BEDROOM 1

3.38m x 3.30m (11'1" x 10'10")

A generous double bedroom with a large picture window to the front elevation.

BEDROOM 2

3.30m x 3.28m (10'10" x 10'9")

A generous double bedroom with large picture window to the rear elevation with open views.

BEDROOM 3

3.05m x 2.26m (10'0" x 7'5")

A single bedroom with large window to the front elevation.

FAMILY BATHROOM

Comprising a three piece neutral modern suite to include panelled bath with mains fed shower over, pedestal wash hand basin with mixer tap and low level WC. Heated towel rail. Tiled walls and floor. Built-in airing cupboard with fitted shelving and separate storage cupboard housing the Worcester Bosch gas combi boiler.

OUTSIDE

GARAGE

Private tarmac driveway providing parking for one vehicle leads to a single garage with manual up and over door.

GARDENS

To the front a paved pedestrian pathway leading to the front entrance with storm porch and a couple of storage cupboards. Low-maintenance area laid to stones with a range of attractive plants and shrubs. The rear garden comprises a good-size low-maintenance plot with a full-width paved patio area, perfect for dining and entertaining. Lockable shed for storage. Steps lead up to a level lawn with a pedestrian gated access out to the car park at the rear. Fully enclosed by timber fencing.

SERVICES

All mains services are connected, to include mains gas central heating. There is a ground maintenance charge of £300 per annum.

