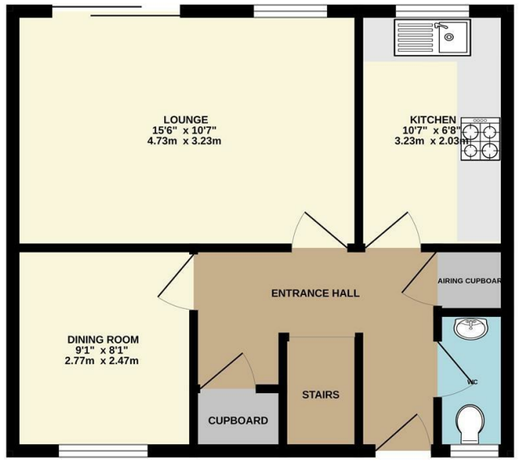
DIRECTIONS

From Chepstow proceed up the High Street, through the town arch to Moor Street, turning right onto the A48. At the roundabout take the third exit, continue along the A48, passing St. Pierre Golf and Country Club on your left-hand side. At the next roundabout take the left turn signposted Caldicot, proceed along this road to the next roundabout, taking the first exit, continue to the brow of the incline taking the left hand turn into Arthurs Court where the property can be found on your left hand side.

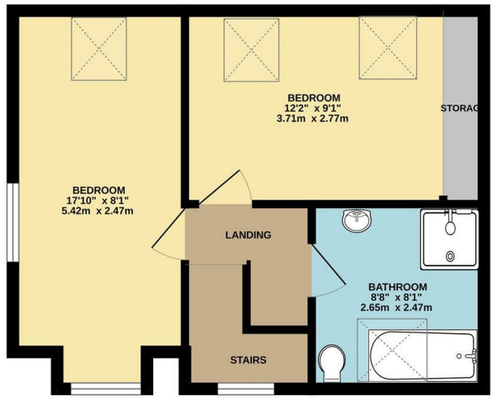
TENURE - FREEHOLD

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

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.

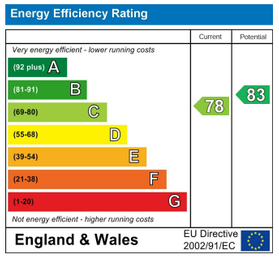


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing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

5 ARTHURS COURT, GRAY HILL VIEW, PORTSKEWETT, CALDICOT, MONMOUTHSHIRE, NP26 5SD

2 1 2 C

£299,950

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

Occupying a very pleasant position within this quiet cul-de-sac setting in the desirable village of Portskewett, this immaculately presented semi-detached home offers versatile living accommodation arranged over two floors. The existing layout briefly comprises to the ground floor; reception hall, cloakroom/WC, fully fitted contemporary kitchen, generous lounge with patio doors to garden and a second reception room/potential third bedroom whilst to the first floor there are two well-proportioned double bedrooms as well as a stylish four-piece family bathroom. The property further benefits a good size South facing rear garden as well as private driveway parking. The property is finished to a particularly high standard throughout and affords modern fixtures and fittings to include recently updated ground floor WC as well as first floor bathroom, boiler and landscaping to the rear garden, all done within the last couple of years.

Being situated in Portskewett a number of facilities are close at hand to include local primary school, shop and pub with a further range of amenities in nearby Caldicot and Chepstow. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol within commuting distance.

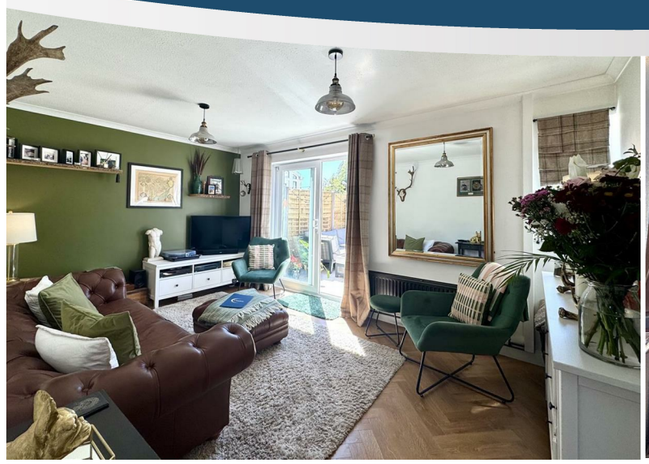
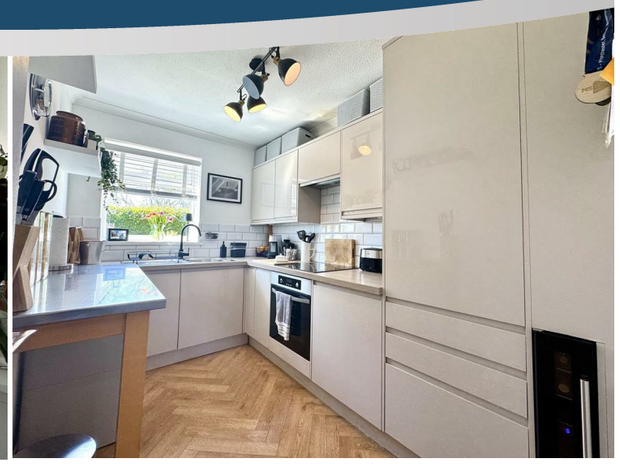
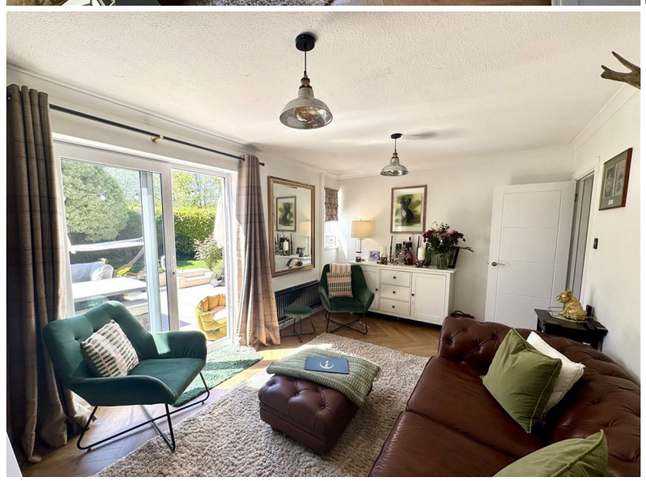
GROUND FLOOR

ENTRANCE HALL
A glazed front door leads through to the spacious entrance hall with wood effect parquet flooring and half turned staircase to the first floor. Built-in storage cupboard housing the gas combi boiler.

CLOAKROOM/WC
Recently updated with a modern neutral suite to include a ball wash hand basin inset to vanity unit with tiled splashbacks and low-level WC. Frosted window to front elevation.

KITCHEN
3.23m x 2.03m (10'7" x 6'8")
Comprises an extensive range of contemporary fitted wall and base units with wood effect laminate worktop and tiled splashbacks. Inset stainless steel single bowl sink and drainer. Integrated appliances to include four ring induction hob with concealed extractor hood over and electric oven/grill below, washing machine, dishwasher and wine fridge. Breakfast bar. Wood effect parquet floor. Window to rear elevation enjoying views over the gardens.

LOUNGE
4.72m x 3.23m (15'6" x 10'7")
A really good size reception space with window and patio doors leading out to the South facing rear garden. Wood effect parquet flooring.

DINING ROOM
2.77m x 2.46m (9'1" x 8'1")
A second good sized reception space offering versatile use and could be utilised as a ground floor double bedroom. Currently utilised as a formal dining space with window to the front elevation.

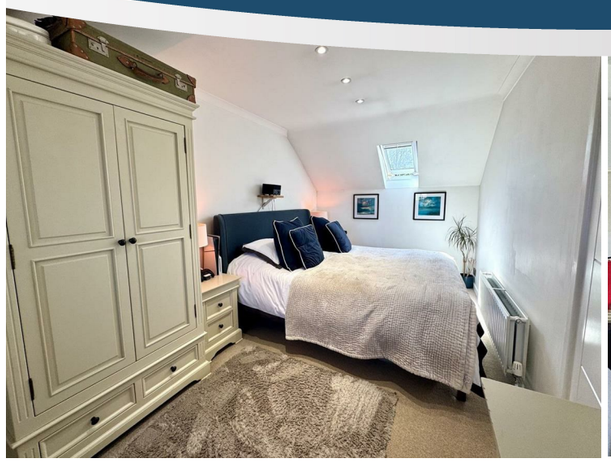
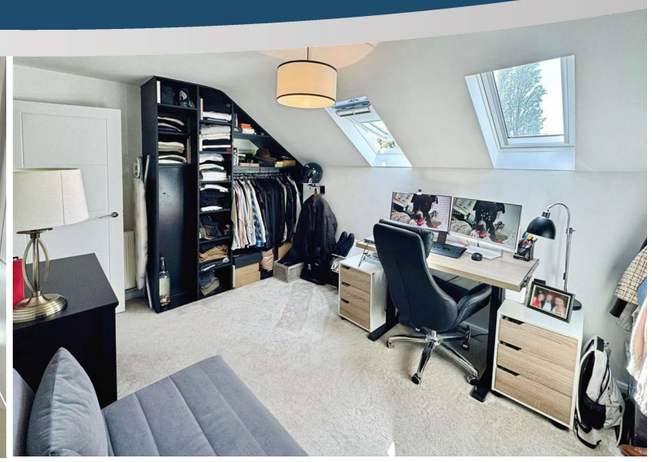
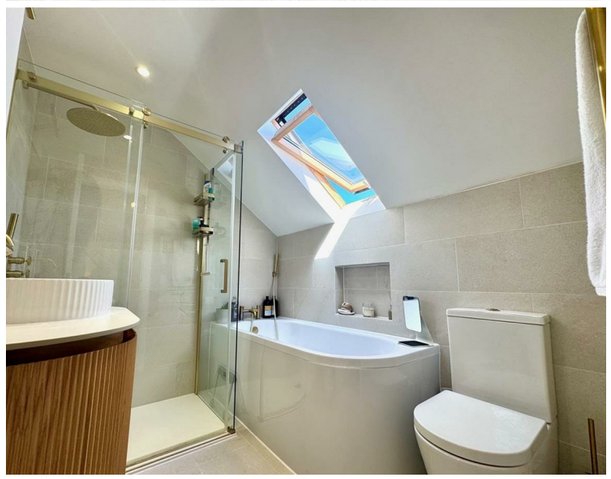
FIRST FLOOR STAIRS AND LANDING
A half-turn staircase leads to galleried landing area with frosted window to front elevation.

FAMILY BATHROOM
2.64m x 2.46m (8'8" x 8'1")
A recently updated and stylish contemporary four-piece suite to include double width walk-in shower cubicle with overhead waterfall shower and separate handheld attachment, panelled bath with handheld shower attachment, low-level WC and feature wash hand basin inset to vanity unit with mixer tap. Fully tiled floor and walls. Heated towel rail. Velux window to front elevation.

BEDROOM 1
5.44m x 2.46m (17'10" x 8'1")
A really well-proportioned principal double bedroom enjoying dual aspects to the front and the rear elevations by way of two Velux windows.

BEDROOM 2
3.71m x 2.77m (12'2" x 9'1")
A further good sized double bedroom offering fantastic versatile use. Currently utilised as both a dressing room and study. Loft access hatch. Two Velux windows to the South facing rear elevation. Fitted wardrobes.

OUTSIDE

GARDENS
The front of the property comprises private driveway providing off-street parking for two vehicles and low-maintenance front garden area mainly laid to stones bordered by an attractive range of plants and shrubs. A block paved pathway leads to front entrance door. Gated pedestrian access to the side leading into the rear garden. The rear garden has a sizeable South facing contemporary paved terrace area (replaced in 2024) providing a perfect space for dining and entertaining. Leading on then through to a low-maintenance level area laid to lawn bordered by an attractive range of plants, shrubs and hedgerow. Fully enclosed by timber fencing. The terrace carries on around to the side of the property where there is a useful wooden shed for storage. Outdoor lighting and power.

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