



12 Eastgate Crescent, Caerwent, Caldicot, Monmouthshire, NP26 5AN

£329,950



DIRECTIONS From our Chepstow office proceed along the A48 towards Newport. After passing St Pierre Golf Resort, take the second exit at the roundabout. Continue along the A48 into the village of Caerwent. Take the left hand turn immediately after the 50mph speed camera, and continue up the hill where after around 1/4 mile take the left hand turn into Eastgate Crescent where you will find the property in the left hand corner of the cul-de-sac.

SERVICES

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

TENURE - FREEHOLD

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

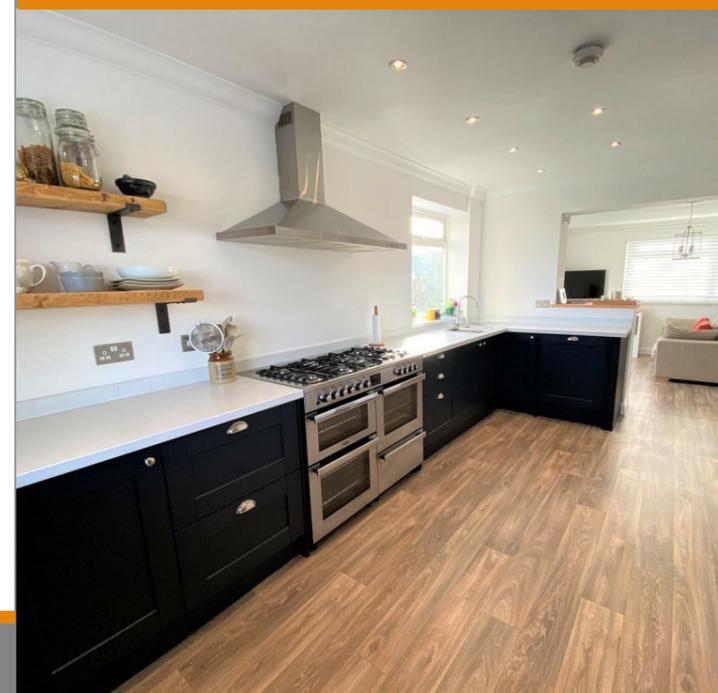
Disclaimer
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishings.

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 fact.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Moon & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Description

Moon & Co are delighted to offer to the market this delightful semi-detached family home situated within the popular and historic Roman village of Caerwent. The property has been extended to the rear as well as being refurbished to a particularly high standard. With off-road parking and generous rear gardens, including large store shed/workshop this property should be viewed to be fully appreciated. Being situated in Caerwent, local facilities include post office, local pub, nursery and farmshop with a further range of amenities in nearby Caldicot and Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance. To the ground floor the property is accessed via Reception Hall which in turn leads to the living room, ground floor shower room and kitchen. The kitchen itself is open to the rear extension which has been utilised as a dining/family room. With further access to lean-to utility room. To the first floor are four bedrooms, three of which are double bedrooms along with the family bathroom. From a number of aspects of the property, there are pleasant views of the local park or surrounding countryside creating a peaceful and serene feel to the property. Outside, the property is positioned within a larger than average plot with off-road parking to the front and double gated access leading to the rear gardens. The rear gardens benefit from a sizeable paved seating area complete with ornamental pond and large store shed/workshop. The pathway leads to levelled lawned gardens with a number of mature fruit trees, being bounded by timber feather edge board fencing.

Accommodation

GROUND FLOOR

RECEPTION HALL

With composite double glazed front door, laminate flooring and spotlighting.

LIVING ROOM

With uPVC double glazed window to front and rear elevations, laminate flooring and spotlighting. Benefiting from feature cast iron wood burner and built-in TV stand and storage.

GROUND FLOOR SHOWER ROOM

Completely refurbished 6 months ago and comprising of a modern white suite to include double shower cubicle with chrome mains fed shower over, low-level WC and wash hand basin with chrome mixer tap both inset into vanity unit and chrome heated towel rail. With aqua board paneling to shower enclosure, laminate flooring and spotlighting.

KITCHEN

This newly refitted kitchen offers a range of Shaker style navy blue units with granite effect worktops. Complete with integrated dishwasher and with free standing range cooker with six ring gas burner top and stainless steel extractor over, with space for fridge freezer. Fitted with wood effect vinyl flooring and uPVC double glazed window to front and side elevations, spotlighting. Open Plan to dining/family area.

DINING/FAMILY AREA

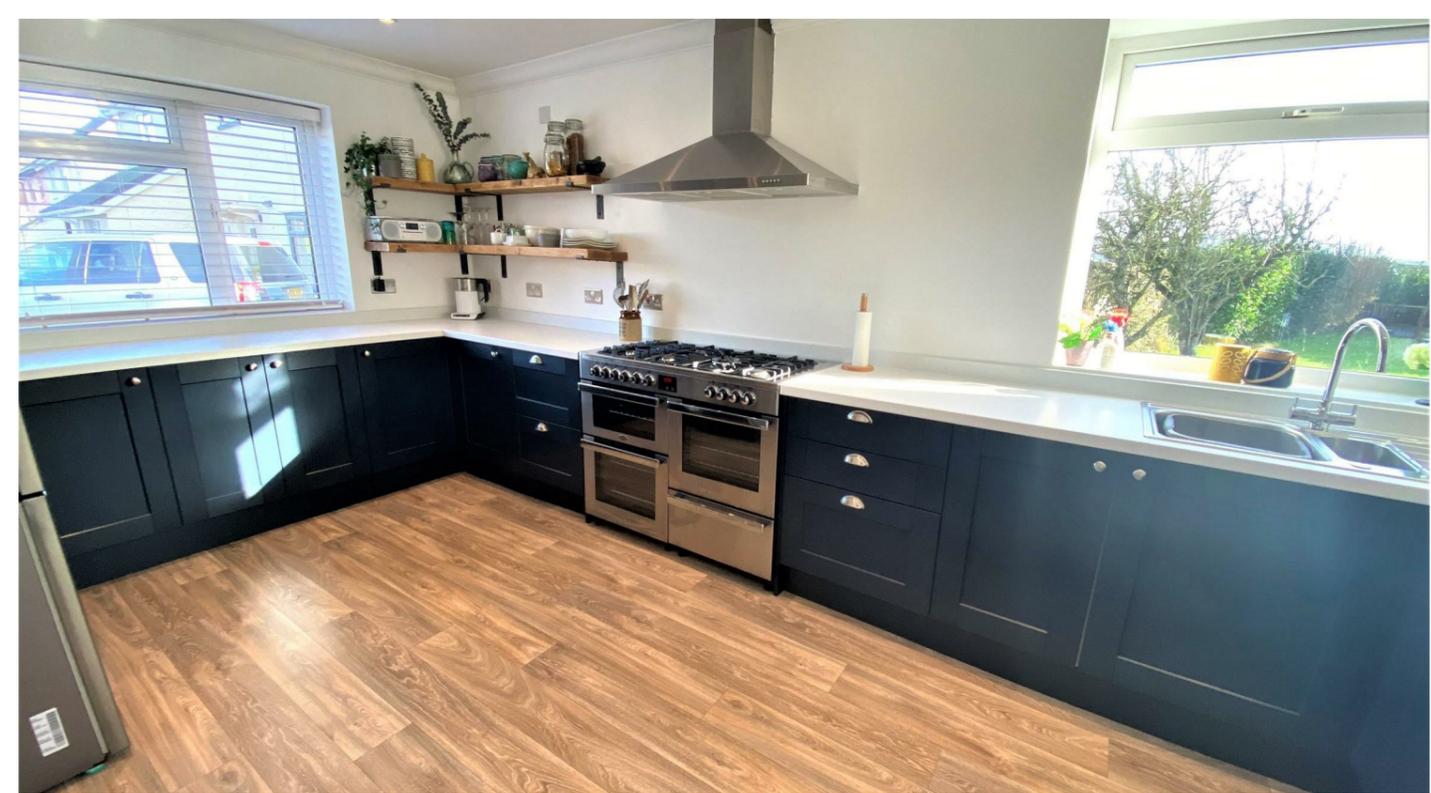
With wood effect vinyl flooring continued, uPVC double glazed French doors to side, door to utility area and window to rear.

UTILITY AREA

With timber decked flooring, door to rear garden, space and plumbing for washing machine and tumble dryer and with Belfast sink with chrome taps.

FIRST FLOOR STAIRS & LANDING

Double storage cupboard, loft access point with drop down ladder



BEDROOM 1

Benefiting from a range of fitted wardrobes, uPVC double glazed window to rear elevation with views towards the local park

BEDROOM 2

A generous double bedroom fitted with a range of built-in wardrobes and separate storage recess. With uPVC double glazed window to front elevation with views towards surrounding countryside. Laminate flooring.

BEDROOM 3

A double bedroom with built-in wardrobes, uPVC double glazed window to front elevation, again with fantastic views and laminate flooring.

BEDROOM 4

With laminate flooring and uPVC double glazed window to side elevation.

FAMILY BATHROOM

Offering a modern white suite to include low-level WC, wash hand basin with chrome mixer tap inset into vanity unit and panelled bath with chrome mixer tap and shower attachment. With fully tiled walls and floors, frosted uPVC double glazed window to rear elevation. Chrome heated towel rail.

OUTSIDE

To the front the property is approached via driveway/parking area for two/three vehicles. With double gated access leading to the rear garden and pathway to front entrance door. The rear gardens offer a superb space with large paved seating area with ornamental pond, store shed/workshop with pathway leading to level lawned gardens and planted with mature fruit trees. The gardens are bounded by timber feather edge board fencing, creating a private and enclosed space to enjoy.

