

DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right on the A48, continue along this road without deviation to the roundabout. At the roundabout, take the third exit, proceeding to the next roundabout, taking the first exit in the direction of Caldicot and then straight across at the following roundabout. Continue along the Caldicot bypass, taking the right hand turn into Dewstow Road, just prior to Cherry Trees Nursing Home and then immediate right where you will find the property on the right hand side.

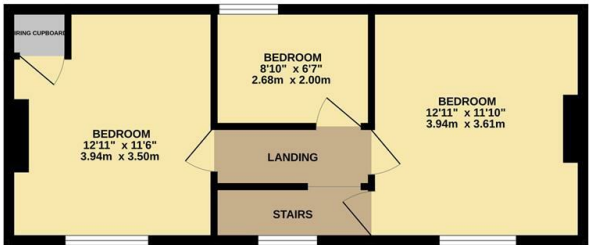
TENURE - FREEHOLD

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



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



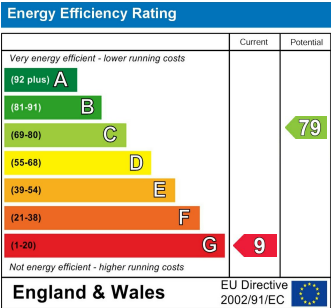
TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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.



197 NEWPORT ROAD, CALDICOT,
MONMOUTHSHIRE, NP26 4AF

3 1 2 G

£225,000

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

Offered to the market with the benefit of no onward chain, this is a fantastic and unique opportunity to acquire a detached property occupying a very generous, level plot within the popular town of Caldicot, close to a range of schooling, amenities and excellent motorway access. The existing property is believed to date back to the early 20th century and is in need of extensive renovation works, providing a superb opportunity to modernise and extend or indeed potential for rebuilding, depending on necessary planning consent. The existing layout briefly comprises to the ground floor; generous lounge with feature original fireplace, inner hallway, kitchen, second reception room, ground floor shower room with WC, whilst to the first floor there are two double bedrooms plus a third single bedroom/ideal study. The property sits in very generous grounds to both the front, side and the rear elevations with the remains of an historic building that offers the footprint for an outbuilding/home office, again depending on necessary consent. This is an exciting and rare opportunity offering potential for a sizeable family home or indeed a development opportunity and we would strongly recommend an internal viewing to appreciate what this has to offer.

GROUND FLOOR

LOUNGE
3.94m x 3.61m (12'11" x 11'10")

A double glazed frosted front door leads into this well proportioned formal reception room with an early 20th century open fireplace. Window to the front elevation, exposed floorboards. Door to:-

INNER HALL
With a useful built-in understairs storage cupboard. Open through to the dining room and door to:-

KITCHEN
2.18m x 2.01m (7'2" x 6'7")
Worktop with stainless steel one bowl sink and drainer. Eye level units. Part tiled walls and tiled floor. Window to rear elevation.

DINING ROOM
6.17m x 3.94m (20'3" x 12'11")

A second really good size reception room enjoying a dual aspect to both the front and side elevations. Original open fireplace and staircase leading to the first floor. Pedestrian door to the rear elevation. Door to:-

SHOWER ROOM
Comprising double width walk-in shower cubicle with electric shower unit and pedestal wash hand basin. Tiled floor. Frosted window to the side elevation. Door to separate WC with low level WC, tiled floor and window to rear elevation.

FIRST FLOOR STAIRS AND LANDING
With exposed floorboards and window to front elevation.

BEDROOM 1
3.94m x 3.61m (12'11" x 11'10")
A well proportioned principal bedroom with exposed floorboards and feature open fire. Window to front elevation enjoying views across the gardens and beyond.

BEDROOM 2
3.94m x 3.51m (12'11" x 11'6")
Another really good sized double bedroom with fitted airing cupboard housing immersion tank and exposed floorboards. Window to front elevation.

BEDROOM 3
2.69m x 2.01m (8'10" x 6'7")
A good size single bedroom with a window to the rear elevation and exposed floorboards. Loft access with fitted pull down ladder. This room would also make an ideal study perfect for the everyday home worker.

OUTSIDE

GARDENS
The property is approached via a gated pedestrian access which leads to the entrance door. The property sits in a very generous plot with a large level lawn area to one side bordered by timber fencing, block wall and hedgerow providing privacy. Furthermore there are the remains of an

old red brick building which of course has fantastic potential for redevelopment and conversion depending on requirements and the necessary consent. To the other side of the property there is a further gently sloping area mainly laid to lawn again fully enclosed by both timber fencing and hedgerow. This area gives open access to the front of the property where there is a further level lawn area and pedestrian pathway which leads onto the main Newport Road and also to the front entrance of the property. The property enjoys a fantastic sizeable plot and there is no doubt excellent potential to either extend and redevelop the existing dwelling or indeed to create a new dwelling subject to the necessary planning consent.

SERVICES
Mains water and electricity are connected.

