



DIRECTIONS

From our Chepstow office proceed along the A48 towards Caldicot. At the roundabout after St Pierre Country Park, take the first exit and continue along this road. At the next roundabout proceed straight over taking the first right towards Caldicot Town Centre. Proceed along this road where upon taking the second available right turn to Castle Lea proceed all the way to the end of the road where you will find the property on the left.

SERVICES

All mains services are connected to include gas central heating.
2021/2022 Council Tax Band F.
Solar panels are Leased in a "Buy back" Agreement.

TENURE - FREEHOLD

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



102 CASTLE LEA, CALDICOT, MONMOUTHSHIRE, NP26 4PL



£399,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

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. 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 finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

102 Castle Lea is a detached property situated within this popular residential area offering flexible living, with generous accommodation over two floors. The ground floor benefits from reception hall providing access to the living room, kitchen, dining/garden room and bedroom 3. To the first floor are two double bedrooms and a family bathroom. Outside the property benefits from a private driveway with parking for several vehicles. Large private level gardens to the front and rear of the property with a range of mature shrubs and trees which back onto the grounds of Caldicot Castle.

Situated in Caldicot a range of facilities are close at hand to include local primary and secondary schools, pubs, restaurants and shops as well as doctors and dentists. 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.

GROUND FLOOR

With uPVC double glazed front door. Storage cupboard and stairs to first floor.

LIVING ROOM

17'0" x 11'1"

A spacious light and airy reception room with uPVC double glazed window to front elevation. Feature fireplace.

KITCHEN

18'8" x 9'6"

Windows to rear and side elevation with half glazed door leading into the conservatory. The large kitchen/diner is fitted with a good range of wooden effect eye and base level cupboards with built-in

electric double oven and four ring gas hob. Space for washing machine and dishwasher. Single stainless-steel sink with chrome mixer tap. Tiled splash backs and wooden effect worktops. The kitchen also houses the new Worcester boiler.

CONSERVATORY

uPVC windows and door leading to the garden. Ceramic tiled floor.

GROUND FLOOR SHOWER ROOM

Comprises a corner shower with electric shower unit and chrome fittings, low level WC and wash hand basin with chrome mixer tap set in a vanity unit. Frosted window to rear elevation.

BEDROOM 3

12'9" x 9'10"

A sizeable double bedroom with window to rear elevation. Free standing wardrobe (to remain).

BEDROOM 4

17'9" overall length

This room is currently used as a Dining/Garden Room. This space is open plan creating a spacious and sociable room for multiple uses. Window to side elevation and uPVC double glazed sliding patio door to garden.

FIRST FLOOR STAIRS & LANDING

With airing cupboard.

BEDROOM 1

16'0" x 10'9"

A generous double bedroom with uPVC double glazed window to side elevation. Storage into eaves.

BEDROOM 2

10'9" x 10'5"

A double bedroom with uPVC double glazed window to side elevation. Storage into eaves.

FAMILY BATHROOM

Appointed with a low-level WC, panelled bath with chrome taps and pedestal wash hand basin with chrome taps. Laminate flooring and half tiled walls. With eaves storage and a Velux roof light.

OUTSIDE

GARDENS

To the front the property is approached via a private driveway leading to the front entrance door with lawned front gardens and carport cover leading to the single garage. The rear gardens benefit from paved sun terrace, mature shrubs and trees with hedged boundary creating a private and enclosed space which backs onto the grounds of Caldicot Castle.

GARAGE

Single garage with up and over door, power and lighting.

