

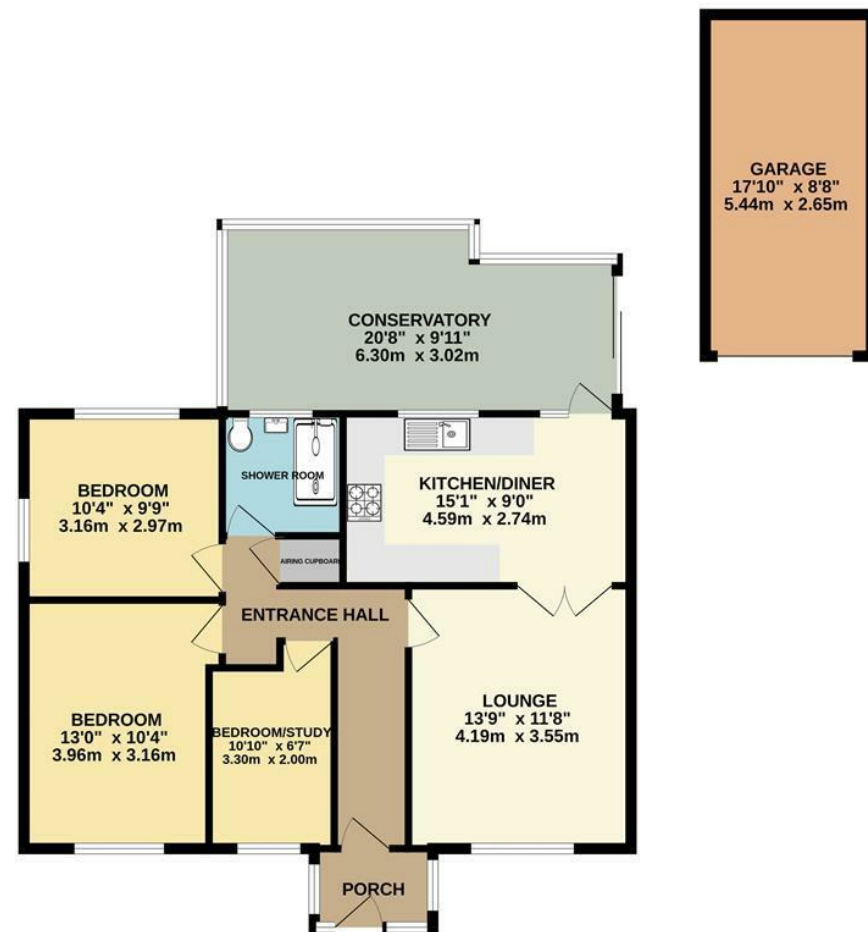
DIRECTIONS

From our Chepstow office proceed up Moor Street and turn right onto the A48, continue along this road where at the first roundabout take the third exit continuing along the A48. At the next roundabout take the first exit towards Caldicot. Proceed along this road taking the second left hand turning into Leechpool. At the end of this road turn right and then shortly after left into Black Rock Road, take the next right into Sunnycroft where following the numbering you will find the property on your right hand side.

TENURE - FREEHOLD

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

GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	80
(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	



**27 SUNNYCROFT, PORTSKEWETT, CALDICOT,
MONMOUTHSHIRE, NP26 5RX**



£299,950

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

Offered to the market with the benefit of no onward chain this deceptively spacious, semi-detached single storey bungalow has been recently renovated throughout to a particularly high standard and now affording a range of contemporary fixtures and fittings, which will no doubt suit a variety of markets. The well-planned accommodation briefly comprises: front porch leading into entrance hall, well-proportioned lounge with double doors into open plan kitchen/breakfast room, conservatory/dining room, two double bedrooms, third single bedroom/study along with shower room. The property enjoys low-maintenance gardens to both the front and rear along with a private sizeable driveway providing off-street parking for at least three vehicles. The property has been recently renovated to include brand new kitchen with a range of integrated appliances, brand new shower room, brand new internal doors and flooring throughout, and also benefits from uPVC double glazing and gas combi boiler.

The village of Portskewett offers a range of amenities to include primary school, shop, doctors surgery and pub, with a further abundance 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 commuting distance.

ENTRANCE PORCH

uPVC front door leads into entrance porch with uPVC double glazing to three sides, perspex roof and internal door through to: -

ENTRANCE HALL

Giving access to all bedrooms, shower room and lounge. Airing cupboard housing the brand new Worcester Bosch gas combi boiler.

LOUNGE

4.19m x 3.56m (13'9" x 11'8")

A well-proportioned reception room with large window to the front aspect flooding lots of natural light. Double wooden doors lead through to:-

KITCHEN/BREAKFAST ROOM

4.60m x 2.74m (15'1" x 9'0")

A newly installed kitchen appointed with an extensive range of fitted wall and base units with ample laminate worktops and upstands. Inset stainless steel single drainer sink unit with mixer tap. A range of integrated appliances to include four ring electric hob with extractor hood over, fridge/freezer, electric eye level oven and grill with separate microwave, as well as a slimline dishwasher and washing machine. Wood effect laminate floor. Space for dining table and chairs. Door to: -

CONSERVATORY

Providing a fantastic versatile space to be utilised either as a formal dining area or indeed a sitting room, enjoying views across the rear gardens. Sliding patio door to the side elevation.

PRINCIPAL BEDROOM

3.96m x 3.15m (13'0" x 10'4")

A fantastic size main double bedroom with window to the front aspect.

BEDROOM 2

3.15m x 2.97m (10'4" x 9'9")

A good size double bedroom with window to rear elevation.

BEDROOM 3

3.30m x 2.01m (10'10" x 6'7")

Offering fantastic versatility either as a single bedroom or indeed perfect study for the everyday homemaker. Window to front aspect.

SHOWER ROOM

A newly installed modern contemporary suite to include large walk-in shower with glass shower screen, mains fed waterfall shower head and separate handheld attachment, wash hand basin with mixer tap inset to vanity unit and low-level WC. Heated towel rail. Fully tiled walls and tiled floor. Frosted window to the rear elevation.

GARDENS

To the front is a low maintenance garden area laid to block

paving with low-level brick wall to front boundary and timber fencing to one side, to the other side of the property there is private extensive driveway providing off-street parking for at least three vehicles. The rear garden is of a generous size and low-maintenance comprising a good size paved patio area providing a fantastic private spot for dining and entertaining, a couple of steps lead up to a further low-maintenance garden area laid mainly to stones bordered by an attractive range of plants and shrubs with a paved pedestrian pathway leading to the rear of the garden where there is a further paved patio area and a greenhouse. Furthermore, there is a useful wooden shed for storage.

GARAGE

5.44m x 2.64m (17'10" x 8'8")

A single garage with manual up and over door as well as electricity connected.

SERVICES

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

