



## DIRECTIONS

From our Chepstow office, proceed along the A48 in the direction of Newport, proceeding past St. Pierre Leisure Resort on you left hand side, up the hill to the roundabout, taking the first exit. Proceed along this road for around a mile and a half, taking the left hand turn for Portskewett. Proceed to the end of this road, turn left and carry on along this road passing the SPAR shop on your left hand side, taking the next available right hand turn towards Sudbrook where, at the traffic lights, turn left into Monument Close. Proceed along this road where at the end of the small roundabout take the first left hand turn. Carry on bearing left and then taking left hand turn into a second driveway where you will find the property at the end of the road on the right hand side.

## SERVICES

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

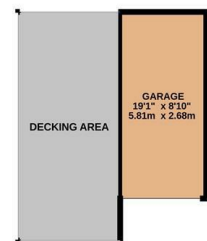
Council Tax Band D

## TENURE - FREEHOLD

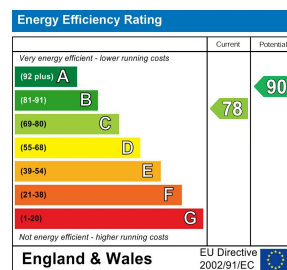
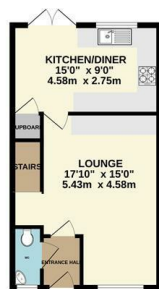
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
815 sq ft (75.7 sq m) approx.



FIRST FLOOR  
396 sq ft (36.5 sq m) approx.



TOTAL FLOOR AREA: 1211 sq ft (112.5 sq m) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only by any prospective purchaser. The layout, fixtures and fittings shown herein are based on the information provided to the agent and are not intended to be a guarantee of any kind.

**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.



## 5 MONUMENT CLOSE, PORTSKEWETT, CALDICOT, MONMOUTHSHIRE, NP26 5UE



£329,995

Sales: 01291 629292  
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Occupying a private corner position within this popular residential development in the sought-after village of Portskewett, this immaculately presented detached property will no doubt suit a variety of markets and must be viewed to be fully appreciated. The well-planned living accommodation briefly comprises to the ground floor: entrance hall, cloakroom/WC, generous lounge and open plan kitchen/dining room with French doors to rear garden, whilst to the first floor are two double bedrooms (main with en-suite) as well as a third single bedroom and a family bathroom. The property further benefits low maintenance gardens to both front and rear as well as private driveway/parking for multiple vehicles and a detached single garage.

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

**GROUND FLOOR**

**RECEPTION HALL**

Entrance door leads into reception hall.

**CLOAKROOM/WC**

With low level WC and pedestal wash hand basin with tiled splashback. Frosted window to front elevation.

**LOUNGE**

**5.44m x 4.57m (17'10" x 15'0")**

A bright and airy reception room with a feature media wall and window to front elevation. Stairs off.

**KITCHEN/DINING ROOM**

**4.57m x 2.74m (15'0" x 9'0")**

A contemporary open plan space appointed with a good range of fitted base and eye level storage units with ample laminate worktops and laminate upstands. Four ring gas hob with glass splashback and concealed extractor over along with electric oven/grill below. Inset one bowl and drainer stainless steel sink unit with mixer tap. Space for full height fridge/freezer and space for washing machine. Understairs storage cupboard. Window and French doors to rear garden.

**FIRST FLOOR STAIRS AND LANDING**

Spacious landing with loft access point and built-in airing cupboard.

**BEDROOM 1**

**3.51m x 2.69m (11'6" x 8'10")**

A generous double bedroom with window to front elevation. Built-in wardrobe.

**EN-SUITE SHOWER ROOM**

Comprising a modern and neutral suite to include pedestal wash hand basin with taps and tiled splashback, low level WC and walk-in shower cubicle with mains fed shower unit and tiled surround.

**BEDROOM 2**

**3.12m x 2.69m (10'3" x 8'10")**

A double bedroom with window to rear elevation. Built-in wardrobe.

**BEDROOM 3**

**2.64m x 1.88m (8'8" x 6'2")**

A single bedroom currently utilised as a study, perfect for a home worker. Window to front elevation and fitted wardrobe.

**FAMILY BATHROOM**

Appointed with a three-piece suite to include panelled bath

with tiled surround, low level WC and pedestal wash hand basin with taps and tiled splashback. Frosted window to rear elevation.

**OUTSIDE**

**GARAGE**

Driveway parking for up to two vehicles leads to a single garage with manual up and over door.

**GARDENS**

To the front is a low maintenance landscaped front garden area, mainly laid to lawn with a range of attractive plants and shrubs. To the rear is a paved patio area with further decking area and feature wooden pergola providing an ideal spot for dining, entertaining and relaxing. There is a further area laid to lawn with pathway to another paved patio area to the far corner of the garden with a range of plants and shrubs. The rear garden is fully eclosed by timber fencing.

**SERVICES**

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

