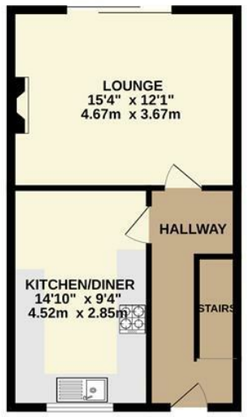
DIRECTIONS

From our Chepstow Office, proceed up Moor Street, turning right onto the A48. At the St. Lawrence roundabout take the third exit and carry on along this road without deviation, taking the first exit at the next roundabout towards Caldicot. Proceed to the next roundabout taking the second exit onto the Caldicot by-pass and proceed along this road without deviation. Continue through the village of Rogiet taking the left-hand turn into Station Road, follow the road, across the roundabout, turning left into St Mary's Crescent, taking the next left turn the property is at the end on the right.

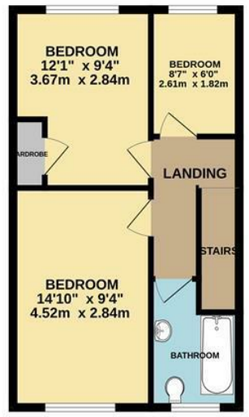
TENURE - FREEHOLD

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

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.





TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

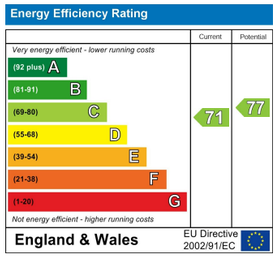
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.





MOON&CO

1 ST. MARYS CRESCENT, ROGIET, CALDICOT, MONMOUTHSHIRE, NP26 3TB

3 1 1 C

£265,000

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

Being sold with the benefit of no onward chain, this three-bedroom property on St Mary's Crescent is situated in the ever popular village of Rogiet, and being within a short walking distance to a sought after primary school, open village green and the Severn Tunnel Junction railway station.

The property affords well-planned living accommodation arranged over two floors and briefly comprises to the ground floor: reception hall giving access to the kitchen/dining room and sitting room with sliding patio doors to rear. To the first floor there are two double bedrooms and a third single bedroom along with a family bathroom. The property further benefits from a private driveway, providing parking for two vehicles, along with two single garages, a low-maintenance fully enclosed front garden with pathway to the rear garden which overlooks the village green.

GROUND FLOOR

ENTRANCE HALL
A double glazed door with glazed panel leads into the entrance hall with stairs to the first floor. Wood effect flooring.

KITCHEN
4.52m x 2.84m (14'10" x 9'4")
A spacious and light kitchen with a good range of eye and base level cupboards with marble effect worktops and fully tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer with chrome mixer tap. Integrated four ring gas hob with concealed extractor over and eye-level double oven. Space for fridge/freezer and washing machine. Ceramic tiled floor. uPVC window overlooking the rear garden.

SITTING ROOM
4.67m x 3.68m (15'4" x 12'1")
With uPVC sliding doors to the front garden. Feature fireplace with a mahogany surround and marble hearth.

FIRST FLOOR STAIRS AND LANDING
With loft access hatch.

BEDROOM 1
4.52m x 2.84m (14'10" x 9'4")
A double bedroom with uPVC window to rear and a good range of fitted bedroom furniture.

BEDROOM 2
3.68m x 2.84m (12'1" x 9'4")
A second double bedroom with built-in cupboard.

BEDROOM 3
2.62m x 1.83m (8'7" x 6'0")
A single bedroom with window to front elevation. Overhead built-in storage.

BATHROOM
Comprising of a three-piece suite to include panelled bath with chrome taps and electric shower over with glass shower screen, wash hand basin inset to vanity storage with chrome taps and a low-level WC. Wooden effect flooring. Fully tiled walls. Frosted window to rear elevation.

GARDENS
The front garden is mainly laid to lawn. Pedestrian access to the side of the property leads to the spacious and private low-maintenance rear garden which is laid to artificial grass and paved patio area. A paved pathway leads to the entrance door.

GARAGES
4.95m x 2.41m (16'3" x 7'11")
The private driveway provides off-road parking for two vehicles and leads to the pair of garages, both with up and over doors. Power and lighting are connected with pedestrian door to the side elevation.

SERVICES
All mains services are connected with mains gas central heating.
Council Tax Band C.

AGENTS NOTE
The property is being marketed subject to probate.



