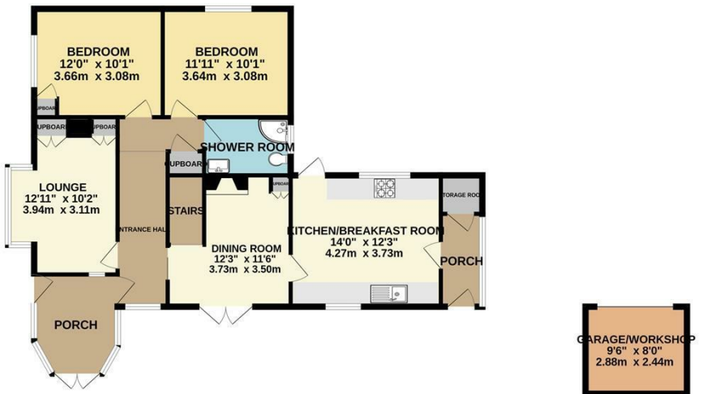
DIRECTIONS

From our Chepstow office, proceed towards the town of Caldicot, at the roundabout at Mitel bear left on to Caldicot Road. Proceed into the village of Portskewett continuing along Main Road where you will find number 68 on your right-hand side.

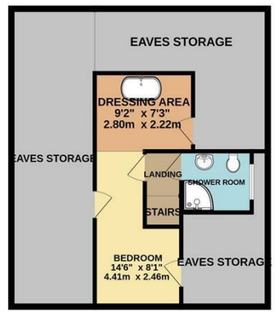
TENURE - FREEHOLD

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

GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.





TOTAL FLOOR AREA : 1759 sq.ft. (163.5 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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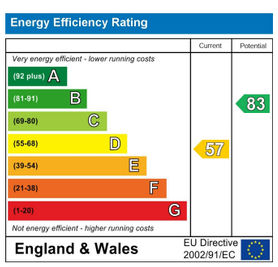
DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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

68 MAIN ROAD, PORTSKEWETT, CALDICOT, MONMOUTHSHIRE, NP26 5UG

3 2 3 D

£495,000

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

Moon & Co are delighted to offer to the market this stylishly updated detached period dormer bungalow which has undergone extensive renovation within recent years to include replacement of the roof, updated bathrooms and kitchen as well as décor. Now presented to an extremely high standard with style and flair. Offering reception porch with entrance hall, attractive living room with bay window to side, spacious dining room with French doors to garden, superbly appointed kitchen with rear porch leading off, along with two double bedrooms and shower room to the ground floor. Additional guest bedroom with bath and adjacent shower room to the first floor.

The village itself is well regarded benefitting from a village pub/restaurant with local shop and village school and being within easy reach of the nearby towns of Caldicot and Chepstow with their attendant range of amenities.

GROUND FLOOR

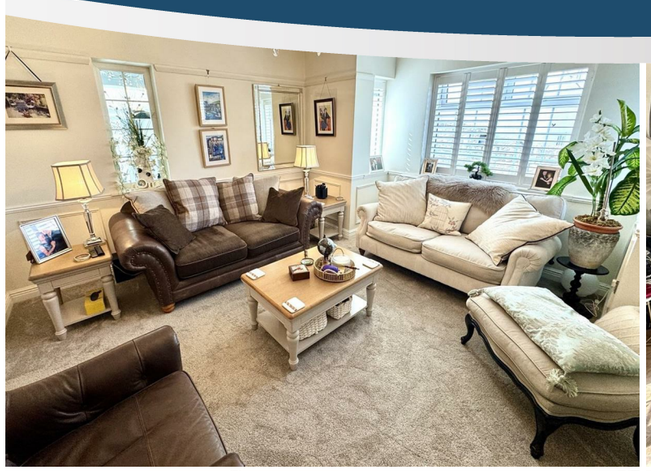
ENTRANCE PORCH
Well-proportioned entrance hall with attractive panelled ceiling. Door to front elevation and door to garden.

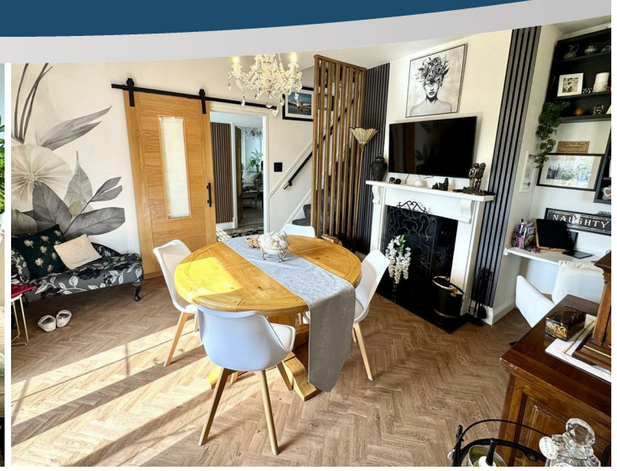
ENTRANCE HALL
Window to side elevation.

LIVING ROOM
3.94m x 3.10m (12'11" x 10'2")
Spacious reception room with deep bay window with shutters to the front elevation. Attractive feature fireplace.

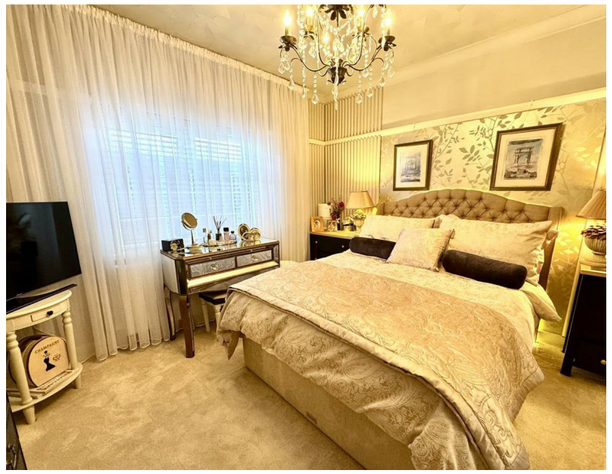
DINING ROOM
3.73m x 3.51m (12'3" x 11'6")
Spacious dining room with stairs leading off. Fireplace housing wood burning stove and French doors to garden. Door to:-

KITCHEN
4.27m x 3.73m (14'0" x 12'3")
Tastefully updated with an extensive range of base and eye level storage units with ample marble work surfacing over, upstands and tiled splashbacks. Inset one and a half bowl sink and drainer with mixer tap. Range cooker with concealed extractor hood over. Integrated dishwasher and microwave. Glass fronted display cabinets. Tiled floor. Two windows overlooking the garden. Door to side garden and door to rear porch with storage cupboard.









BEDROOM 1
3.63m x 3.07m (11'11" x 10'1")
A double bedroom with window to side elevation.

BEDROOM 2
3.66m x 3.07m (12'0" x 10'1")
A double bedroom with window to front elevation.

SHOWER ROOM
Stylishly updated with a three-piece suite comprising vanity wash hand basin, low-level WC and walk-in shower. Fully tiled walls and tiled floor. Window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 3
4.42m x 2.46m (14'6" x 8'1")
A useful additional guest bedroom with window overlooking the garden and attractive recess with window to front elevation, also housing the freestanding contemporary bath.

SHOWER ROOM
Comprising of a three-piece suite to include a step-in shower with panelled walls, low-level WC and wash hand basin. Tiled walls and wood effect laminate flooring. Window to side elevation.

OUTSIDE

GARDENS
The property stands in very private gardens, to the front with pedestrian pathway and mature hedging offering privacy. Leading off the kitchen is a private courtyard garden and lawned area. To the rear of the property a lovely south facing garden with sun terrace, lawned area and two garden store sheds. There is also ample parking via the gravel driveway.

STORAGE/LAUNDRY ROOM
2.88m x 5.20m (9'5" x 17'0")
There is also a detached garage now currently utilised as storage with large laundry room.

SERVICES
All mains services are connected to include gas central heating.
Council Tax Band F.

