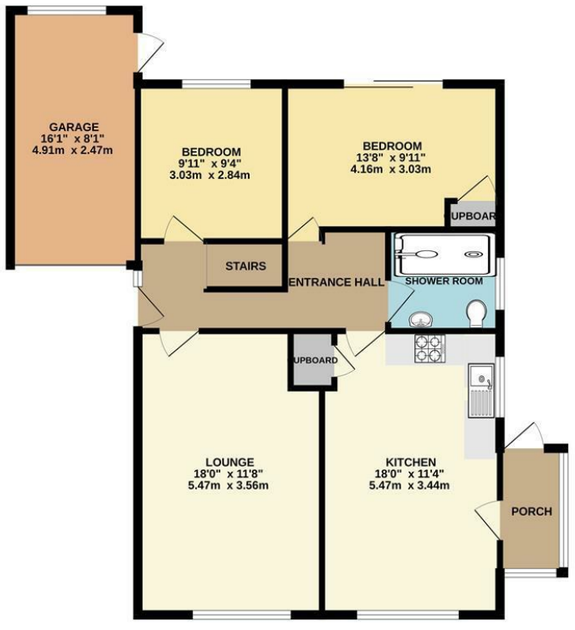
DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto the A48. At the roundabout proceed straight over continuing along the A48 to the next roundabout, taking the left hand turn. Continue along this road to the next roundabout, proceeding straight ahead onto the Caldicot by-pass. Take the next right hand turn onto Chepstow Road, proceed along this road, taking the second right hand turn into Castle Lea and then right again, bear around to the left where the property can be found on your right hand side.

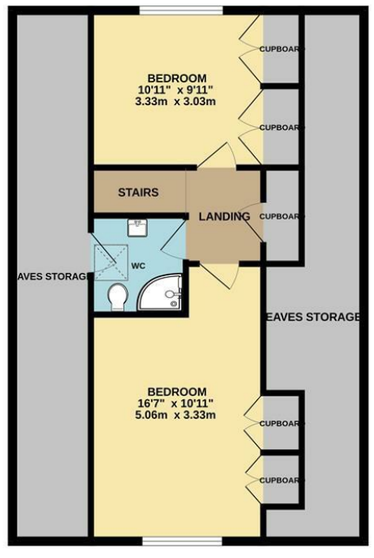
TENURE - FREEHOLD

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

GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1683 sq.ft. (156.3 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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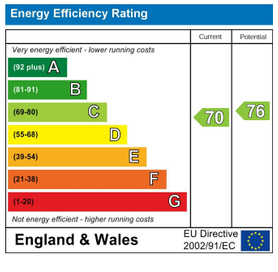
DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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

25 CASTLE LEA, CALDICOT, MONMOUTHSHIRE, NP26 4HR

4 2 1 C

GUIDE PRICE £415,000

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

Occupying a very pleasant position within this quiet cul-de-sac setting on the desirable residential development of Castle Lea, this deceptively spacious and versatile detached dormer bungalow will no doubt suit a variety of markets and can be utilised as either a two, three or four bedroom home. The existing well planned living accommodation is arranged over two floors and briefly comprises to the ground floor: reception hall, generous lounge, open plan kitchen/dining room, modern shower room, two further flexible rooms either as third and fourth bedrooms or indeed home office or additional reception space. To the first floor there are two sizeable double bedrooms and a second modern shower room. The property further benefits extensive private driveway/parking and low-maintenance beautifully presented gardens to both the front and the rear as well as a single garage. We would strongly recommend arranging an internal viewing to appreciate all this property has to offer. The property is located in the heart of Caldicot town within walking distance to primary and secondary schooling as well as an extensive range of amenities. For those wishing to commute, M4 access can be found at both Magor and in the neighbouring town of Chepstow.

GROUND FLOOR

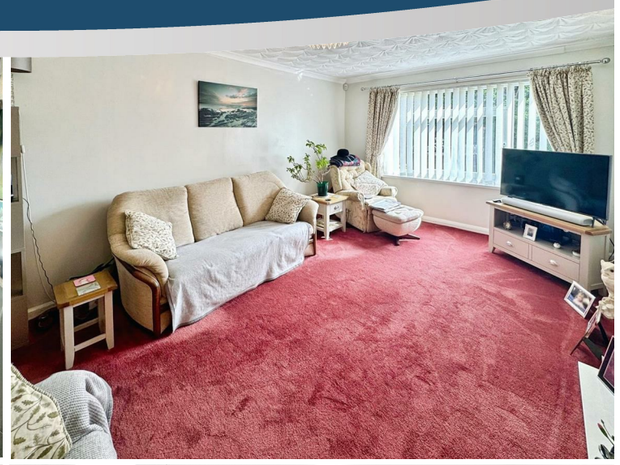
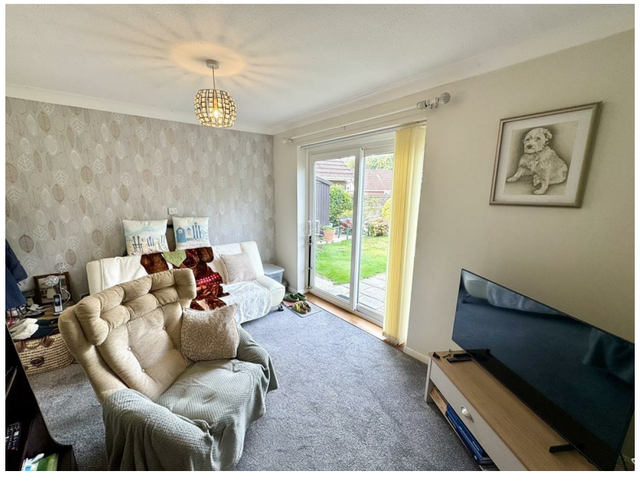
ENTRANCE HALL
To the side elevation a uPVC half glazed door leads into a welcoming and spacious reception hall with staircase to the first floor landing and a useful open understair storage area.

BEDROOM 3
3.02m x 2.84m (9'11" x 9'4")
A very versatile ground floor room either to be utilised as a good size single bedroom or a study depending on personal requirements. Window to the rear elevation.

BEDROOM 4
4.17m x 3.02m (13'8" x 9'11")
Currently utilised as a second sitting room. Patio doors lead directly out to the rear garden. This room also houses the gas combi boiler.

SHOWER ROOM
Comprising a modern neutral suite to include walk-in shower with electric shower unit and PVC surround, low-level WC and pedestal wash hand basin. Part-tiled walls and frosted window to the side elevation.

KITCHEN/DINING ROOM
5.49m x 3.45m (18'0" x 11'4")
A fantastic open plan space perfect for entertaining and socialising. The kitchen area comprises an extensive range of modern wall and base units with ample wood effect laminate worktop and tile splashbacks. Inset one bowl and drainer stainless steel sink unit with mixer tap. Four ring gas hob with electric oven/grill beneath and feature extractor hood over. Space for a free standing full height fridge/freezer and space for a dishwasher. There is a sizeable area for dining table and chairs. Wood effect laminate floor. Dual aspect to the side and the front overlooking the gardens. Pedestrian door to:-

SIDE PORCH
A glazed side porch with door to outside.

LOUNGE
5.49m x 3.56m (18'0" x 11'8")
A well proportioned main reception space enjoying a large window to the front. Feature fireplace with marble surround and feature electric fire.

FIRST FLOOR STAIRS AND LANDING
A spacious landing area with access to eaves storage with inset shelving.

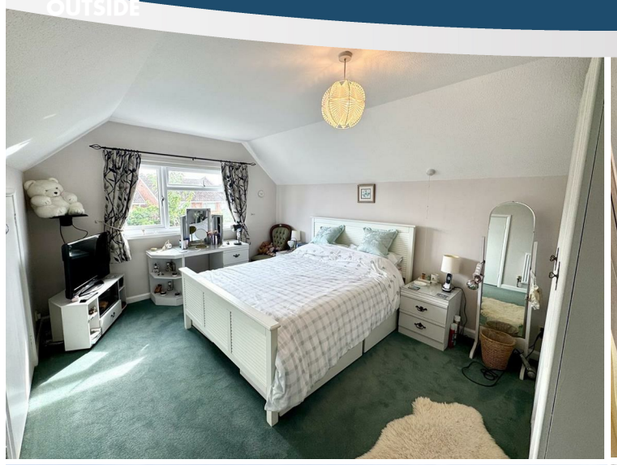
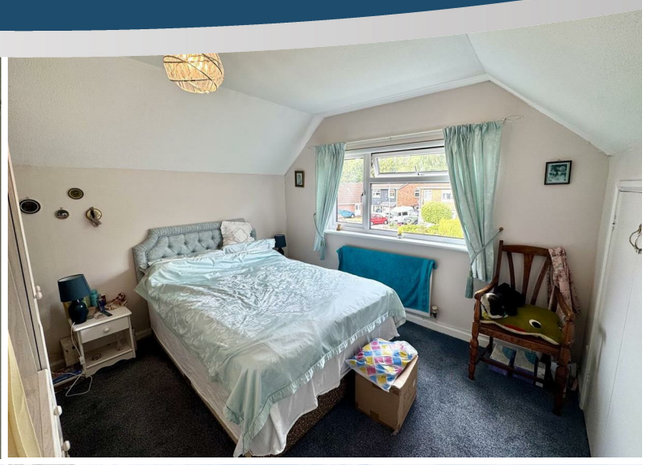
SHOWER ROOM
A modern neutral suite to include large corner shower cubicle with waterfall shower head and separate handheld attachment, wash hand basin inset to vanity unit with mixer tap and low-level WC. Access to eaves storage and loft hatch. Heated towel rail. Panelled walls and tiled floor. Velux window.

BEDROOM 1
5.05m x 3.33m (16'7" x 10'11")
A very well proportioned double bedroom with window to the front elevation and two sets of built-in eaves storage cupboards.

BEDROOM 2
3.33m x 3.02m (10'11" x 9'11")
A guest double bedroom with two sets of built-in eaves storage cupboards. Window to the rear elevation.

GARAGE
4.90m x 2.46m (16'1" x 8'1")
At the front of the property an extensive private tarmac driveway providing off-street parking for two/three vehicles leads to the single garage with manual up and over door and pedestrian door to garden. Light and power are connected.

GARDENS
To the front of the property a good size low maintenance front garden area mainly laid to lawn bordered by a range of plants and bushes. The rear garden comprises a generous level space mainly laid to lawn with a good size paved patio area providing an ideal private spot for dining and entertaining. At the far side and rear of the garden there are further areas leading to a paved patio bordered by a very attractive range of plants and shrubs. The rear garden is fully enclosed by attractive brick wall and timber fencing and also houses a useful garden shed for everyday storage.

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

OUTSIDE