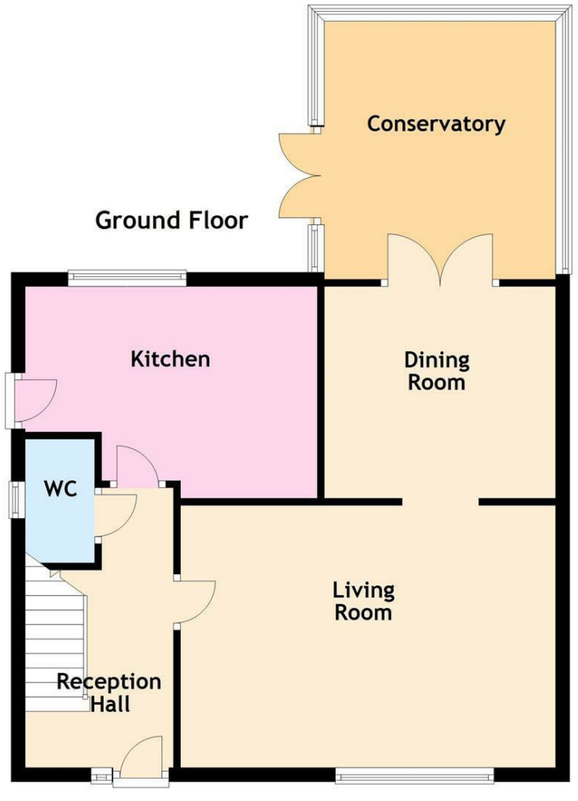
DIRECTIONS

From our Chepstow office proceed up Moor street, turning right onto the A48, proceed along the A48 towards Newport, after passing St. Pierre Country Club take the first exit at the roundabout heading toward Caldicot. Proceed along this road without deviation passing over the Mitel roundabout taking the first turning right onto Chepstow Road and continue straight at the mini roundabout onto Sandy Lane, continue along Sandy Lane turning right into Cas Troggi and then bear right following the road around to the left continue into Castle Gardens where the property can be found on the right hand side.

TENURE - FREEHOLD

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



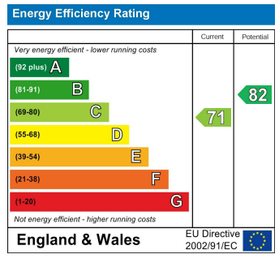


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing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

3 CASTLE GARDENS, CALDICOT, MONMOUTHSHIRE, NP26 4QP

4 1 2 C

GUIDE PRICE £335,000

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

Offered to the market with the benefit of no onward chain this deceptively spacious detached property offers well-planned living accommodation. The layout briefly comprises to the ground floor: spacious reception hall, sitting room, dining room, kitchen and WC, to the first floor there are three double bedrooms, a single bedroom and a family bathroom. The property enjoys a spacious level plot with private rear garden, private driveway and a single garage to the front.

Situated in a quiet residential location on a no through road the property is a short walk to Caldicot town centre with its attendant range of amenities, both primary and secondary schooling, as well as the picturesque castle. For the commuter the M4 and M5 motorways are easily reachable providing direct links into Newport, Cardiff and Bristol.

GROUND FLOOR

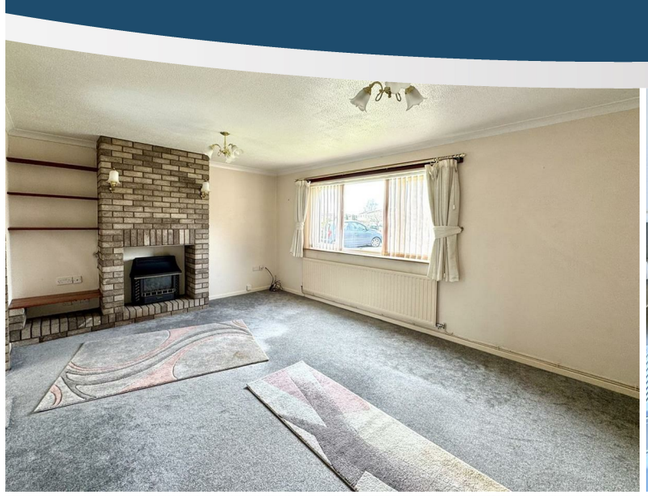
RECEPTION HALL
uPVC frosted half glazed door and full length glazed panel leading into the reception hall. Stairs to first floor with understairs recess.

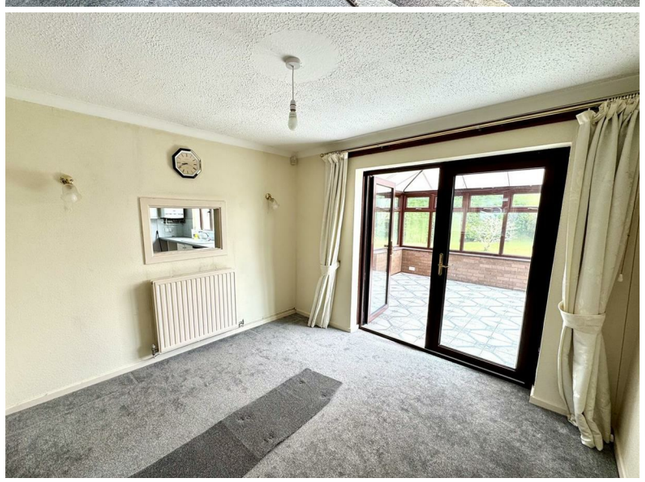
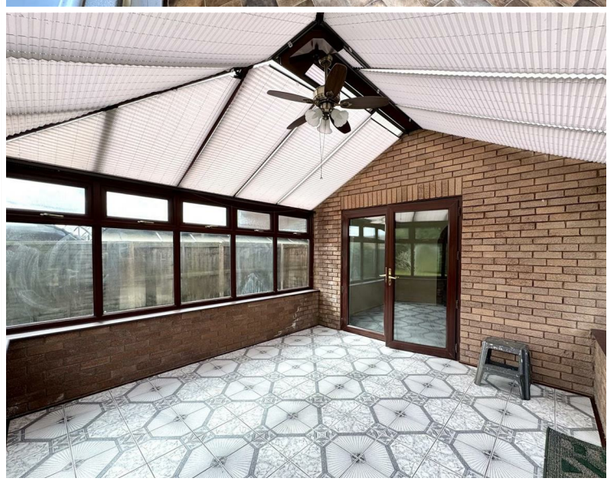
SITTING ROOM
5.43m x 3.73m (17'9" x 12'2")
Spacious reception room with uPVC window to front elevation. Feature brick fireplace with space for fire. Archway to:-

DINING ROOM
3.04m x 3.33m (9'11" x 10'11")
A really spacious room with uPVC French doors to:-

CONSERVATORY
Part brick/part glazed construction with tiled flooring and French doors leading to the garden, with power.

KITCHEN
4.20m x 2.79m (13'9" x 9'1")
The kitchen is fitted with a range of eye and base level cupboards, with laminate worktops and tiled splashbacks. Inset one and a half bowl sink with drainer and chrome mixer tap. Built-in electric oven and four ring gas hob with concealed extractor fan over. Space for washing machine, dishwasher, and fridge freezer. Baxi combi boiler. Serving hatch to the dining room. Tiled floor. Fully glazed frosted door leading out to the side elevation and garden, and window to the rear elevation.



CLOAKROOM/WC
Low-level WC and wash hand basin with chrome mixer tap inset to vanity storage unit. Ceramic tiled floor and ceramic half-tiled walls. Chrome heated towel rail. Frosted uPVC window to side elevation.

FIRST FLOOR STAIRS AND LANDING
Window to side elevation and loft access hatch.

BEDROOM 1
4.08m x 3.48m (13'4" x 11'5")
A double bedroom with window to front elevation.

BEDROOM 2
3.47m x 2.93m (11'4" x 9'7")
A double bedroom with window to front elevation. Built-in storage.

BEDROOM 3
2.63m x 3.30m (8'7" x 10'9")
A double bedroom with window to rear elevation.

BEDROOM 4
2.30m x 2.11m (7'6" x 6'11")
Single bedroom with window to rear elevation. Built-in cupboard with sliding doors.

SHOWER ROOM
Comprising a three-piece suite to include low-level WC, pedestal wash hand basin with chrome tap and walk-in shower unit with electric shower over. Fully tiled walls. Chrome heated towel rail. Frosted window to rear elevation.

GARAGE
The property benefits a private driveway providing off-street parking for two vehicles, giving access to the single garage with up and over door, electricity and lighting.

GARDENS
The front garden is mainly laid to lawn with paved pathway to the front entrance porch. Gated side access leads to the spacious rear garden which is again mainly laid to lawn with a patio area. Mature shrubs and fence to boundary.

SERVICES
All mains services are connected.

AGENTS NOTE
Please note that the photographs used for this advertisement are from our library stock.

