

DIRECTIONS

From Chepstow proceed up the High Street, through the town arch to Moor Street, turning right onto the A48. At the roundabout take the third exit, continue along the A48, passing St. Pierre Golf and Country Club on your left-hand side. At the next roundabout take the left turn signposted Caldicot, proceed along this road, taking the third exit on the left-hand side, signposted Portskewett. Proceed down this road across the mini roundabout, passing the school on your left hand side. At the T junction turn right onto Caldicot Road 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
1260 sq.ft. (117.1 sq.m.) approx.



1ST FLOOR
844 sq.ft. (78.4 sq.m.) approx.



**16 CALDICOT ROAD, PORTSKEWETT, CALDICOT,
MONMOUTHSHIRE, NP26 5SL**



£400,000

Sales: 01291 629292
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Being sold for the first time since it was constructed in the 1960's, this individually designed detached dormer bungalow occupies a very generous level plot within the desirable village of Portskewett, offering deceptively spacious and versatile living accommodation arranged over two floors that will no doubt suit a variety of markets. The current layout briefly comprises to the ground floor generous reception hall, dining room, lounge, rear lobby, kitchen/breakfast room, pantry, cloakroom/WC, two double bedrooms and a modern shower room whilst to the first floor there are two further double bedrooms. The property further benefits a sizeable private driveway to the front, detached single garage and generous front and rear gardens. Potential to modernise the property, reconfigure and potentially extend to create fantastic open plan living spaces depending on requirements and necessary consent. Furthermore there is also a potential to create a double garage or further outbuilding at the rear of the property, again depending on necessary consent. The property is offered to the market with the benefit of no onward chain and we would strongly recommend an internal viewing to appreciate what this property has to offer. Ideally situated in this popular village within walking distance to local schooling and amenities as well as being within easy reach of the motorway network for the everyday commuter.

RECEPTION HALL

A welcoming reception hall with a half turn staircase to the first floor. Useful understairs built-in storage cupboard and full size built-in cupboard with shelving and hanging rail. Solid wooden floor.

DINING ROOM

3.53m x 3.35m (11'7" x 11'0")

A well proportioned square reception space with French doors to the rear lobby and feature double doors to:-

LOUNGE

4.57m x 3.71m (15'0" x 12'2")

Light and airy reception space enjoying a dual aspect to both the front and rear elevations. Feature fireplace with a tiled hearth and wooden mantelpiece.

REAR LOBBY/CONSERVATORY

7.06m x 1.24m (23'2" x 4'1")

A lovely area to sit and enjoy views across the private gardens with quarry tiled floor and patio doors leading out to the rear terrace.

KITCHEN/BREAKFAST ROOM

4.57m x 2.87m (15'0" x 9'5")

Comprising an extensive range of fitted wooden wall and base units with ample laminate worktop and tile splashback. Inset stainless steel single bowl sink with drainer. Freestanding electric cooker. Space and plumbing for washing machine and space for fridge/freezer. Half-tiled walls. Window to rear elevation.

SIDE LOBBY/HALLWAY

Pedestrian door leading out to the side of the property.

PANTRY

With fitted shelving. Housing the Worcester Bosch gas combi boiler. Frosted window to side elevation.

CLOAKROOM/WC

Comprising a low-level WC and wall mounted wash hand basin with tile splashback. Frosted window to the side elevation.

SHOWER ROOM

A modern and neutral suite to include large walk-in wet room style shower cubicle with glass shower screen, tile surround, handheld shower attachment and separate waterfall overhead shower, low-level WC and wash hand basin with mixer tap. Tiled floor. Frosted window to side elevation.

BEDROOM 1

4.22m x 2.87m (13'10" x 9'5")

A good size double bedroom with fitted wardrobes to one side and a window to front elevation.

BEDROOM 4

3.35m x 3.15m (11'0" x 10'4")

Fantastic versatile use either as a fourth double bedroom or indeed as a study. Wooden floor. Window to front elevation.

FIRST FLOOR STAIRS AND LANDING

Large window to side elevation flooding lots of natural light. Wooden floor.

BEDROOM 2

4.90m x 4.80m (16'1" x 15'9")

A second good sized double bedroom with fitted airing cupboard and separate eaves storage, as well as a dressing area with a large window to side elevation and further fitted wardrobes. Wooden floor. Access to two built-in storage cupboards as well as further access into head height eaves area that, subject to consent, could provide either a dressing room or en-suite.

BEDROOM 3

3.71m x 3.15m (12'2" x 10'4")

A third good sized double bedroom with access to eaves storage and window to front elevation. Wooden floor.

GARDENS

The front garden is mature and mainly comprises shrubs and flowers with a low-level stonewall to the front boundary, with hedgerow and wire fencing to one side and hedgerow to the other. The private rear garden enjoys a very sunny southerly aspect and comprises a good size paved patio area and a level lawn which is bordered by an attractive range of mature plants and shrubs. Fully enclosed by hedgerow and timber fencing. A tarmac pathway leads to a further garden area mainly laid to paved patio slabs with a greenhouse and a range of mature plants and shrubs. This area also offers potential for either an annexe, double garage or further building subject to consent. The property benefits pedestrian access to both sides, to one side there is a useful wooden storage shed.

GARAGE

5.18m x 2.79m (17'12" x 9'2")

A block paved private driveway provides parking for several vehicles and leads to the single garage with manual up and over door and courtesy pedestrian door at the rear, with light and power connected. Window to side elevation.

SERVICES

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

