



## DIRECTIONS

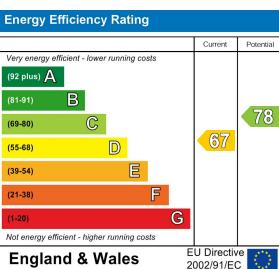
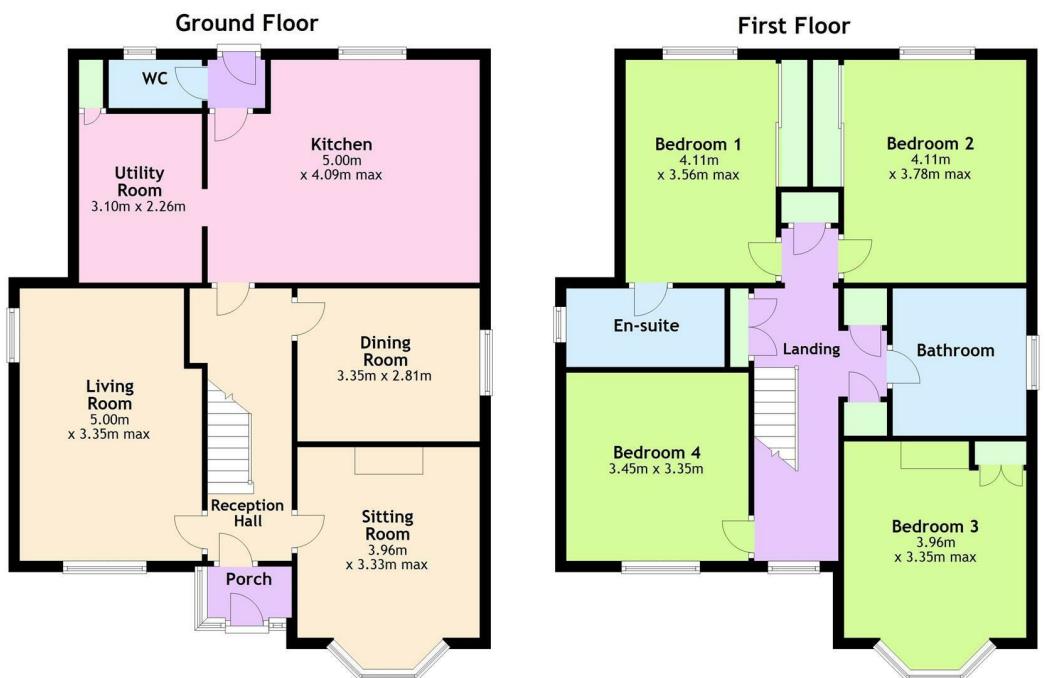
From Chepstow proceed up the High Street, through the town arch to Moor Street, turning right onto the A48. At the roundabout take the third exit, continue along the A48, passing St. Pierre Golf and Country Club on your left-hand side. At the next roundabout take the left turn signposted Caldicot, proceed 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, continue down this road where you will find the property on the right hand side.

## SERVICES

All mains services are connected to include mains gas central heating.  
Council tax band G.

## TENURE - FREEHOLD

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



**17 CALDICOT ROAD, PORTSKEWETT, CALDICOT,  
NP26 5SL**

4 2 3 D

**£500,000**

**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.

Situated in the sought-after village of Portskewett, this impressive 1930's detached period home combines timeless character with generous living space and modern convenience. The property offers four well-proportioned double bedrooms and three flexible reception rooms, making it perfectly suited to family life as well as entertaining. At the heart of the home is a spacious kitchen/breakfast room, complemented by a separate utility room and a convenient ground floor cloakroom. The first floor features a stylish family bathroom with a four-piece suite, including a roll-top bath, while the principal bedroom benefits from a private en-suite shower room. Occupying a generous plot, the property enjoys mature and well-established, private gardens, a detached garage, and off-road parking for several vehicles.

Being situated in Portskewett a range of local facilities are within walking distance, including, primary school, shop, doctors surgery and local pub with a further abundance of amenities in nearby Caldicot and Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance. This exceptional home offers period charm, generous proportions, and an enviable location, making it ideal for modern family living.

#### ENTRANCE PORCH

Half-glazed frosted glass door to the front and dual aspect windows to front and side elevations. Door to:-

#### RECEPTION HALL

Original parquet flooring and stairs to first floor.

#### LOUNGE

**5.0m x 3.35m max (16'4" x 10'11" max )**

Dual aspect windows to front and side elevations. Feature fireplace with hearth and mantel.

#### SITTING ROOM

**3.96m x 3.33m max (12'11" x 10'11" max )**

Bay fronted window overlooking the private front garden, with useful built-in storage cupboard.

#### DINING ROOM

**3.35m x 2.81m (10'11" x 9'2" )**

Currently being used as a home office with window to side elevation.

#### KITCHEN/BREAKFAST ROOM

**5.0m x 4.09m max (16'4" x 13'5" max )**

Well-appointed with a good range of eye and base level cupboards with laminate worktops and inset one and a half bowl stainless steel sink and drainer with chrome mixer tap. Integrated four ring gas hob with concealed extractor over, integrated eye level oven and integrated dishwasher. Tiled floor. Window to the rear elevation. Door to rear porch/lobby. Access to:-

#### UTILITY ROOM

**3.10m x 2.26m (10'2" x 7'4" )**

Appointed with a range of eye and base level units with laminate worktops and inset stainless steel sink and drainer with chrome

mixer tap. Space for under counter washing machine and tumble dryer. Window to side elevation.

#### REAR PORCH/LOBBY

Frosted half-glazed door to the garden and door to:-

#### CLOAKROOM/WC

With low-level WC and frosted window to rear elevation. Tiled floor.

#### FIRST FLOOR STAIRS AND LANDING

With built-in storage cupboards and window to front elevation. Doors to all first floor rooms.

#### PRINCIPAL BEDROOM

**4.11m x 3.56m max (13'5" x 11'8" max )**

Window to rear garden and built-in wardrobes with sliding doors. Door to:-

#### EN-SUITE BATHROOM

Comprising of a three-piece suite to include a panelled bath with brass taps and electric shower over, pedestal wash hand basin with brass taps, and a low-level WC. Fully tiled walls. Frosted window to side elevation.

#### BEDROOM 2

**4.11m x 3.78m max (13'5" x 12'4" max )**

Window to rear elevation and a good range of built-in wardrobes.

#### BEDROOM 3

**3.96m x 3.35m max (12'11" x 10'11" max )**

Bay window to the front elevation and built-in wardrobes.

#### BEDROOM 4

**3.45m x 3.35m (11'3" x 10'11" )**

Window to front elevation with wooden flooring.

#### FAMILY BATHROOM

Comprising of a four-piece suite to include wash hand basin inset to vanity storage unit with chrome mixer tap, low-level WC, free standing bath with claw feet and chrome mixer tap with handheld shower attachment, and a single shower unit. Wooden flooring and fully tiled walls. Frosted window to side elevation.

#### GARAGE

To the front a spacious driveway providing parking for several vehicles leading to the single garage.

#### GARDEN

The property sits in a very generous plot, with a private garden to the rear with generous patio area and level lawn. To the front the property benefits from a private lawned garden with hedge boundary.

#### SERVICES

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

