



DIRECTIONS

From our Chepstow office continue to the St. Lawrence roundabout and take the third exit. Continue on the A48 passing St. Pierre Country Park to the next roundabout. Take the second exit and continue on the A48 into the village of Caerwent taking a left hand turning into Dewstow Road, then left onto Church Road. Turn right into Wentwood View, follow the road until the next right turn where you will find the property on your left hand side.

SERVICES

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

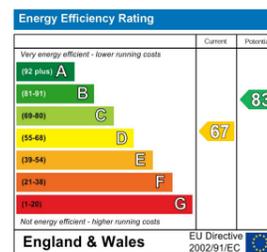
TENURE - FREEHOLD

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



GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.

1ST FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA - 1590 sq.ft. (147.7 sq.m.) approx.
While 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.
Made with Metropix iC200



**91 WENTWOOD VIEW, CALDICOT,
MONMOUTHSHIRE, NP26 4QH**



£480,000

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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.

The property comprises an immaculately presented, detached four-bedroom home providing fantastic accommodation suitable for the growing family. Situated in a most sought-after edge of town location, enjoying views over surrounding countryside to the rear yet retaining easy access to the town centre amenities and local schools. The well-planned accommodation comprises to the ground floor: reception hall, WC/cloakroom, sitting room, fantastic open plan kitchen/dining, utility and study. To the first floor there are four bedrooms including the principal with en-suite, as well as a four-piece family bathroom. Further benefits include an extensive private driveway to the front, and a sizeable, private garden to the rear, enjoying several dining/seating areas and a level lawn. We would strongly recommend a viewing to appreciate the quality and space this property has to offer. Located in this most sought-after area on the outskirts of Caldicot town centre the property is close to local amenities, along with both primary and secondary schooling, all of which are within walking distance. For those wishing to commute, M4 access can be found at both Magor and in the neighbouring town of Chepstow, and there is a train station locally, with the main line at Severn Tunnel Junction a few miles away in Rogiet.

RECEPTION HALL

A fully glazed frosted uPVC door with side panel leads into the reception hall. Wooden effect flooring. Stairs to first floor.

CLOAKROOM/WC

Comprising pedestal wash hand basin with chrome mixer tap and tiled splashbacks and low-level WC. Frosted window to front elevation. Wood effect flooring.

OFFICE/STUDY

3.28m x 2.51m (10'9" x 8'3")

The original garage has been converted to provide a further reception room, currently utilised as a home office with window to front elevation.

SITTING ROOM

5.66m x 3.63m (18'7" x 11'11")

Lovely and light sitting room with bay window to front elevation and French doors leading out to the rear garden.

KITCHEN/DINING ROOM

5.77m x 3.96m (18'11" x 13'0")

Modern open plan kitchen/dining room is well-appointed with a range of eye and base level cupboards with ample Corian work surfacing along with large island with inset electric hob. One and a half bowl stainless steel sink with chrome mixer tap. Built-in eye level double oven and microwave, fridge/freezer and dishwasher. Tiled floor. Window and French doors to the rear garden. Door to:-

UTILITY ROOM

3.99m x 3.28m (13'1" x 10'9")

A really spacious utility room fitted with a good range of base and eye level storage units with marble effect worktop and inset single bowl stainless steel sink and drainer with chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Central heating boiler. Glazed door and window to the side elevation.

FIRST FLOOR STAIRS AND LANDING

With loft access hatch and spacious airing cupboard.

BEDROOM 1

3.96m x 3.56m (13'0" x 11'8")

A good sized double bedroom with window to rear elevation offering views over the rear garden and fields beyond. Door to:-

EN-SUITE BATHROOM

Comprising a pedestal wash hand basin with chrome taps, low-level WC and a panelled bath with chrome taps and electric shower over and glass shower screen. Chrome heated towel rail. Wooden effect flooring. Fully tiled walls. Frosted window to the side elevation. Door to the spacious eaves storage area.

BEDROOM 2

3.63m x 2.92m (11'11" x 9'7")

A spacious double bedroom with window to rear elevation.

BEDROOM 3

3.63m x 2.74m (11'11" x 9'0")

A double bedroom with window to front elevation.

BEDROOM 4

2.92m x 2.21m (9'7" x 7'3")

A single bedroom with window to the rear elevation.

FAMILY BATHROOM

Comprising of a four-piece suite to include a corner shower unit with glass shower door and electric shower, low-level WC, pedestal wash hand basin with chrome taps and panelled bath with chrome taps and tiled upstand. Frosted window to side elevation.

OUTSIDE

At the front of the property a block paved driveway provides parking for several vehicles. Access to both sides of the property leading to the very generous rear garden with spacious patio areas and level lawn. Steps lead up to a raised decked area with plenty of room for seating and entertaining with views out towards the field and open countryside beyond with steps down to a gate that takes you out to the field.

SERVICES

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

AGENTS NOTE

Planning permission previously passed to provide a first floor dormer extension bedroom and to extend the bathroom.

