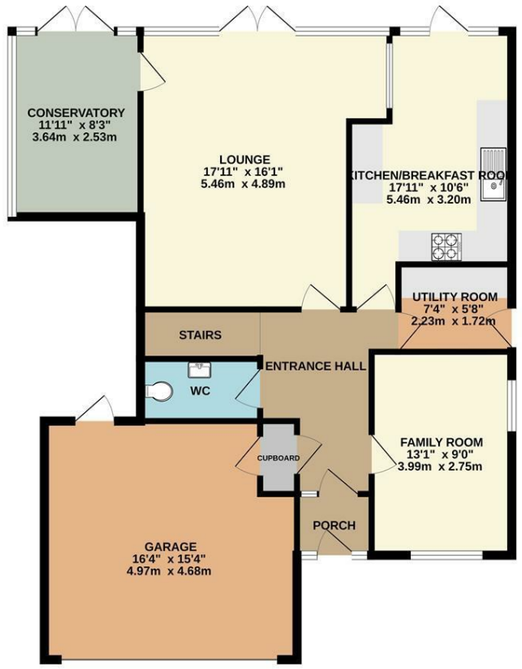
DIRECTIONS

From our Chepstow office proceed up the High Street through the town arch continuing up Moor Street turning right onto the A48. At the roundabout take the third exit along the A48. Proceed along this road in the direction of Caldicot taking the left hand turn for Portskewett, and after a short distance take the right hand turn into Treetops. Upon entering the development take the first right hand turn and then the first left where following the numbering you will find the property on your right hand side.

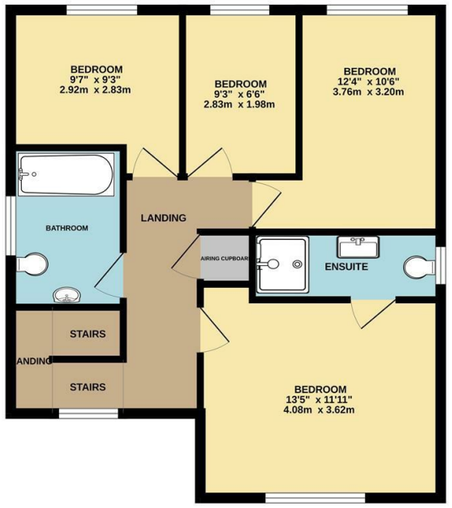
TENURE - FREEHOLD

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

GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



77 TREETOPS, PORTSKEWETT, CALDICOT, MONMOUTHSHIRE, NP26 5RT

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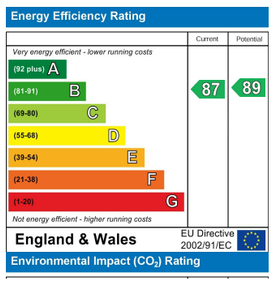
OFFERS OVER £500,000

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



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.

This beautifully presented and updated detached family home is situated within Treetops, a popular residential area of Portskewett. The property briefly comprises reception hall giving access to study, modern kitchen/breakfast room, and ground floor wc with access to cloakroom cupboard with integral door leading to garage. The property has been extended to the rear creating a spacious and light sitting room with a separate room leading off currently utilised as a home gym. To the first floor the property benefits from four bedrooms, the principal bedroom with en-suite shower room as well as family bathroom. Outside the property features a very private and spacious, level rear garden, with off road parking for two vehicles to the front.

Being situated in Portskewett a number of facilities are close at hand to include local primary school, shops and pub with a further range of amenities in nearby Caldicot and Chepstow. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol within easy commuting distance.

OUTSIDE

DOUBLE GARAGE
4.98m x 4.67m (16'4" x 15'4")

The front of the property is approached via a private driveway providing parking for several vehicles which leads to the double garage. EV charging point.

GARDENS
The front garden is designed for easy maintenance, mainly laid to slate with a gated side access to the rear. The property features a very spacious and level private rear garden, mainly laid to lawn, with patio areas providing perfect areas for entertaining. There is also a range of matures shrubs and a water feature.

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

BEDROOM 3
2.92m x 2.82m (9'7" x 9'3")
Currently being used as a Home Office with window to rear elevation.

BEDROOM 4
2.82m x 1.98m (9'3" x 6'6")
Currently being used as a dressing room with window to rear elevation.

FAMILY BATHROOM
Comprises a panelled double ended bath with chrome mixer tap, electric shower over and folding glass shower door, low level WC and wash hand basin with chrome mixer tap inset to storage unit. Chrome heated towel rail. Fully tiled walls. Frosted window to side elevation.

GROUND FLOOR

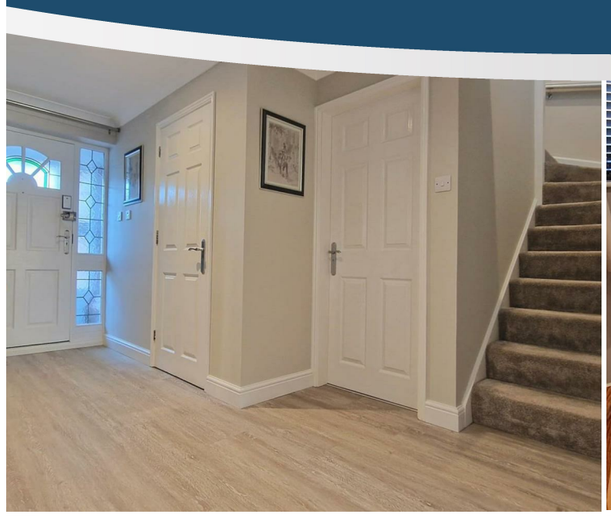
ENTRANCE PORCH
A fully glazed uPVC front door and two glazed panels leading into the porchway. Door to:-

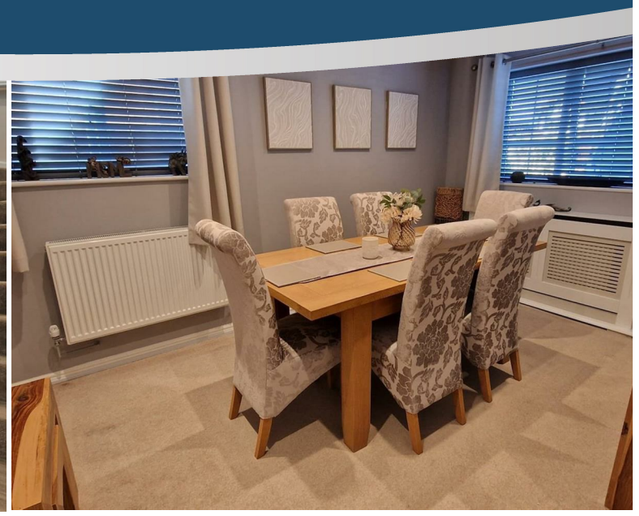
RECEPTION HALL
A welcoming modern reception hall with wooden effect flooring and storage cupboard. Personal door to the integral garage.

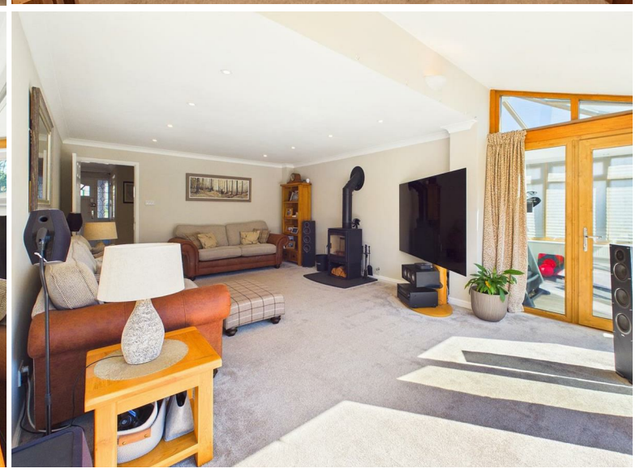
DINING ROOM
3.99m x 2.74m (13'1" x 9'0")
Formal dining room with windows to front and side elevations.

CLOAKROOM/WC
Comprises of a two piece suite to include low level WC and wall mounted wash hand basin with chrome mixer tap. Chrome heated towel rail. Tiled floor and half tiled walls.

SITTING ROOM
5.46m x 4.90m (17'11" x 16'1")
A most impressive and sociable sitting room with patio doors and windows leading out to the rear garden. Feature wood burner on slate hearth. Glazed French doors lead to:-



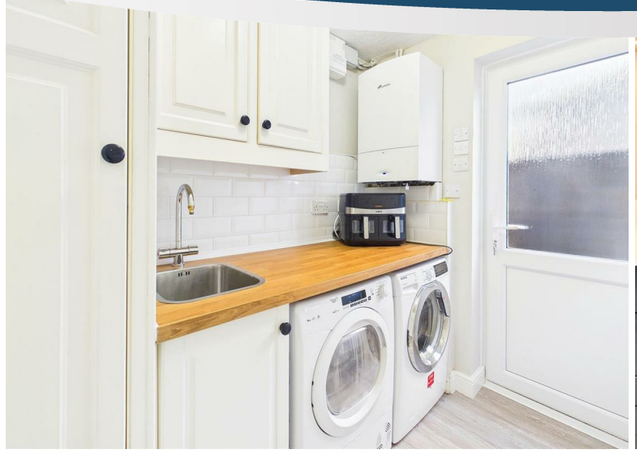
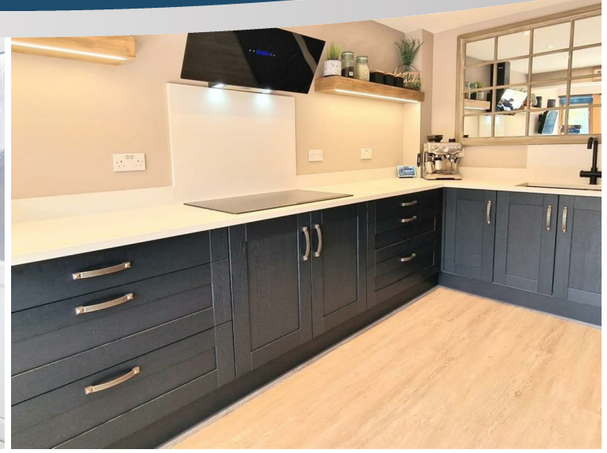
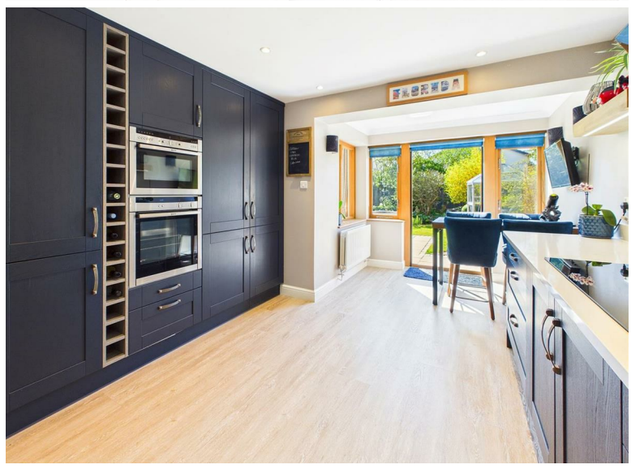




SECOND RECEPTION ROOM
3.63m x 2.51m (11'11" x 8'3")
A further reception room which is currently being utilised as a gym with a glass ceiling, windows to side elevation and French doors to the rear elevation.

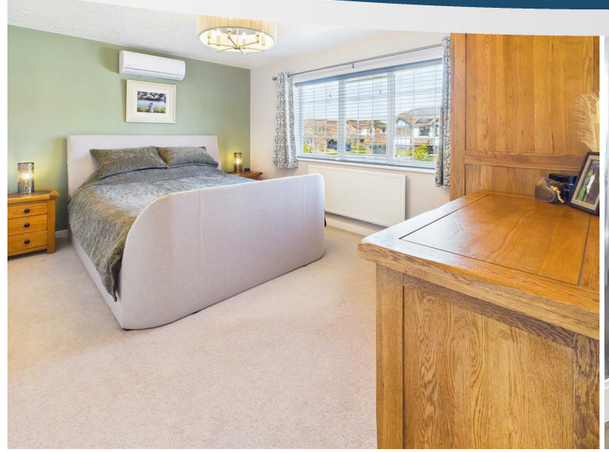
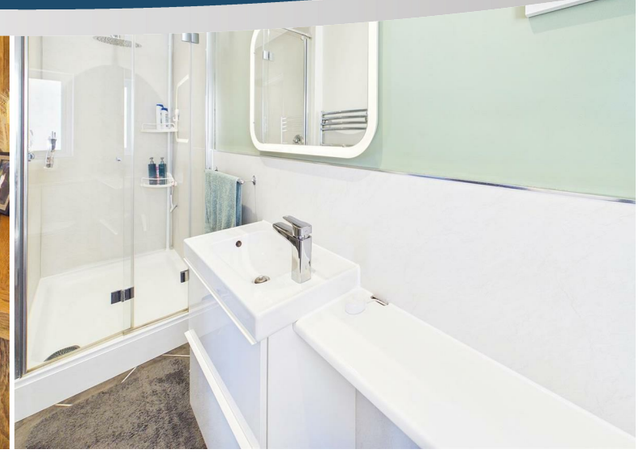
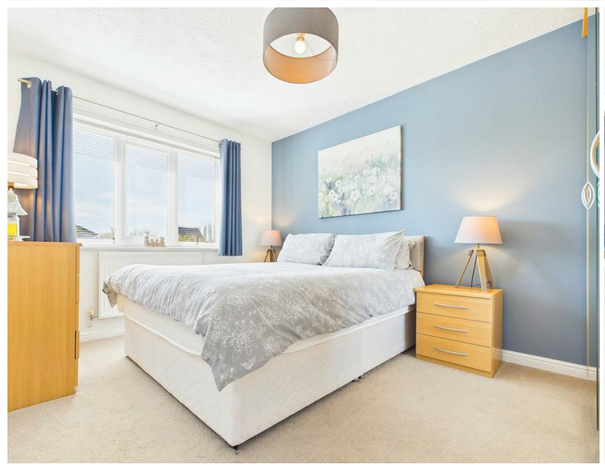
UTILITY ROOM
2.24m x 1.73m (7'4" x 5'8")
A range of eye and base level storage units with inset stainless steel sink with chrome tap and subway tiled splashback. Space and plumbing for washing machine and tumble dryer. Wood effect flooring. Combi boiler. Half glazed frosted door to the side elevation.

KITCHEN/DINER
5.46m x 3.20m (17'11" x 10'6")
A modern, updated kitchen/diner with an extensive range of eye and base level storage units with Zodiaq worktop and splashback, inset one and a half bowl sink and drainer with black Quooker tap and waste disposal unit. Integrated five ring induction hob with extractor over, eye level oven and microwave, dishwasher, fridge and freezer. French doors to the rear garden. Wood effect flooring. Windows to the side into the sitting room and out to the garden.

FIRST FLOOR STAIRS AND LANDING
With loft access and airing cupboard. Window to front elevation.

PRINCIPAL BEDROOM
4.09m x 3.63m (13'5" x 11'11")
A spacious double bedroom with a large window to front elevation. Door to:-

EN-SUITE SHOWER ROOM
Comprises of a single shower unit with glass shower door, overhead rainfall shower and panelled walls, low level WC and wash hand basin with chrome mixer tap inset to drawer storage. Ceramic tiled floor and half panelled walls. Chrome heated towel rail. Frosted window to side elevation.

BEDROOM 2
3.76m x 3.20m (12'4" x 10'6")
A lovely double guest bedroom with window to rear elevation.