



DIRECTIONS

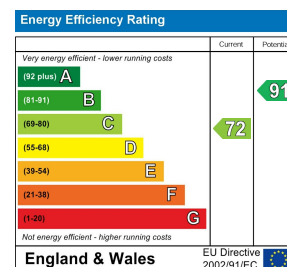
From Chepstow proceed up the High Street, heading up Moor Street, turning right onto the A48. At the roundabout take the third exit. Continue along the A48, at the next roundabout take the second exit, continuing along the A48, passing through the village of Crick, taking the next left turn signposted Caerwent. Proceed up this road turning left before the old Roman wall. Continue down this road turning left into Canon Lane, following the road where you will find the property at the end of the cul-de-sac on the left hand side.

SERVICES

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

TENURE - FREEHOLD

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



**57 CANON LANE, CAERWENT, MONMOUTHSHIRE,
NP26 4QQ**

2 2 1 C

£235,000

**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.

Located at the end of a quiet cul-de-sac in this popular residential development, this two-bedroom property is being sold with the benefit of no onward chain. The property comprises to the ground floor; reception hall, living room and kitchen/diner. To the first floor are two bedrooms, main bedroom with en-suite shower room and a family bathroom. Outside the property benefits from off-road parking with low maintenance gardens to the front and rear.

Situated within the historic Roman village of Caerwent, located just off the A48 giving excellent access via the A48, M48 and M4 motorway network bringing Newport, Cardiff and Bristol within commuting distance. The towns of Chepstow and Caldicot are nearby with their attendant range of facilities.

GROUND FLOOR

RECEPTION HALL

Accessed via frosted uPVC glazed door, with stairs off to the first floor and access to the ground floor rooms.

SITTING ROOM

4.18m x 3.68m (13'8" x 12'0")

A light and airy sitting room with uPVC window to the front elevation. Under stairs recess area. Door to:-

KITCHEN

3.67m x 2.90m (12'0" x 9'6")

The kitchen has a good range of country style eye and base level cupboards with marble effect worktop, built-in four-ring electric hob with concealed extractor fan over and oven below. Stainless steel sink unit with drainer and chrome mixer tap. Tiled splashbacks and tiled floor. Space for fridge/freezer, washing machine and dishwasher. uPVC window and door to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access.

BEDROOM 1

2.73m x 2.97m (8'11" x 9'8")

Window to front elevation. Built-in wardrobes. Archway through to:-

EN-SUITE SHOWER ROOM

Comprising a two piece suite to include a single shower unit with chrome shower attachments, panelled walls and glass shower door, vanity storage unit with marble effect worktop and built-in wash hand basin with chrome tap. Tiled surround.

BEDROOM 2

2.03m x 3.09m (6'7" x 10'1")

Window to the rear elevation. Built-in wardrobe and airing cupboard housing the combi- boiler.

BATHROOM

Comprising a three-piece suite to include a panelled bath with chrome taps, low-level WC and pedestal wash hand basin with chrome taps. Half-tiled walls. Frosted uPVC window to side elevation.

OUTSIDE

To the front of the property a paved area with ornamental hedges and conifer. Driveway at the side of the property with gated access to the easy maintenance rear garden which has a patio, gravelled areas and storage shed. The rear garden is enclosed by fenced boundaries.

SERVICES

All mains services are connected to include gas central heating.

