



DIRECTIONS

From our Chepstow Office, proceed up the High Street turning right onto the A48, proceed to the roundabout heading straight over continuing along the A48, proceed along this road without deviation into the village of Caerwent, taking the first left hand turning after the speed camera into Caerwent itself, proceed up the hill turning left at the crossroads towards Caldicot and proceed along this road until reaching the roundabout, at the roundabout take the first exit into the Redrow Estate, proceed to the 'T' junction turning right, carry on along this road turning left into Clos Ystwyth, which following the numbering you will find the property on the left hand side.

SERVICES

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

2021/22 Council Tax Band F.

TENURE - FREEHOLD

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



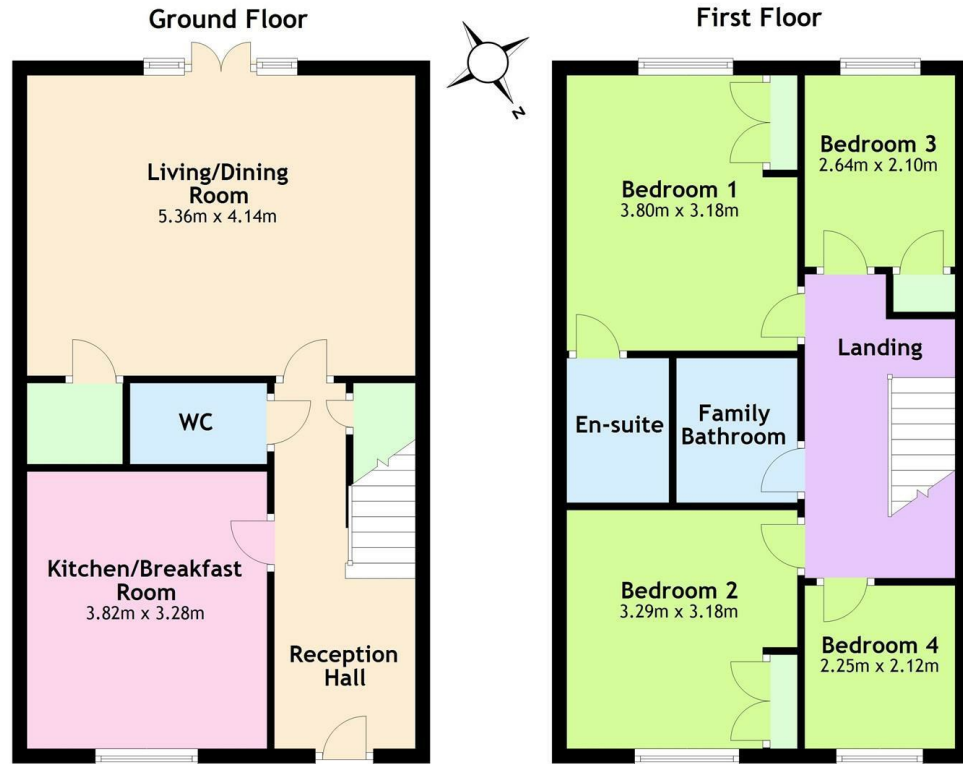
13 CLOS YSTWYTH, CALDICOT, MONMOUTHSHIRE, NP26 4RE

4 2 1 B

£345,000

Sales: 01291 629292

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		83	83
(81-91) B			
(69-80) C			
(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	

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishing.

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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Moon and Co. are delighted to offer to the market this spacious detached family home situated within a popular area of Caldicot. The property constructed in 2014 offers a well-appointed and maintained space to enjoy and briefly comprises a reception hall with access to living/dining room, kitchen/breakfast room and ground floor WC with stairs leading to the first floor. To the first floor are four bedrooms one with en-suite shower room as well as separate family bathroom. Outside, the front of the property is approached via tarmac driveway and low maintenance garden with steps leading to the entrance door as well as access to a single garage. There is gated access leading to the rear gardens which are predominantly laid to lawn.

Being situated in Caldicot a range of local facilities are close at hand to include primary and secondary schools, shops, pubs and restaurants as well as doctors and dental surgeries. There are good bus, rail and road links with A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

GROUND FLOOR

RECEPTION HALL

Composite front door. Understairs storage. Tiled flooring.

LIVING DINING ROOM

17'7" x 13'6"

A spacious reception room with uPVC double glazed window to front elevation and French doors to the rear garden. Storage cupboard.

KITCHEN/BREAKFAST ROOM

12'6" x 10'9"

The kitchen area is appointed with a matching range of base and eye level storage units with fitted appliances to include inset four ring gas hob with stainless steel splashback, electric fan assisted oven and grill below and extractor over. Space and plumbing for washing machine and dishwasher, as well as space for larder style fridge/freezer. Inset stainless steel one and half bowl and drainer sink unit with chrome mixer tap. uPVC double glazed window to front elevation. Ceramic tiled flooring.

GROUND FLOOR WC

Comprising a two piece white suite to include low level WC and wash hand basin with chrome mixer. Tiled flooring.

FIRST FLOOR STAIRS AND LANDING

Loft access point.

BEDROOM 1

12'5" x 10'5" maximum

Benefiting from uPVC double glazed window to rear elevation. Built-in wardrobe. Access to en-suite shower room.

EN-SUITE

Comprising a modern three piece white suite to include low level WC, pedestal wash hand basin with chrome mixer tap and shower cubicle with electric shower over. Vinyl flooring and part tiled walls.

BEDROOM 2

11'1" x 10'5"

A double bedroom with uPVC double glazed window to front elevation. Built-in wardrobe.

BEDROOM 3

8'6" x 6'9"

With uPVC double glazed window to front elevation. Built-in wardrobe.

BEDROOM 4

7'4" x 6'11"

With uPVC double glazed window to rear elevation.

FAMILY BATHROOM

Comprising a modern three piece white suite to include low level WC, pedestal wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and shower attachment. Part tiled walls and vinyl flooring.

OUTSIDE

GARDENS

To the front the property is approached via steps leading to front entrance door and low maintenance front gardens predominantly laid to stone. To the side of the property is a spacious tarmac driveway with parking for around four vehicles which leads to the detached single garage and also the gated access to the rear garden. The rear gardens benefit from lawned area, paved seating and raised decking and bounded predominately by timber fencing.

SINGLE GARAGE

With up and over door, power and lighting.

