



DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto the A48. Proceed along the A48 into the village of Caerwent. After passing the speed camera take the next available right hand turning, continuing along this road turning right into Lawrence Crescent where you will find the property on the left hand side.

SERVICES

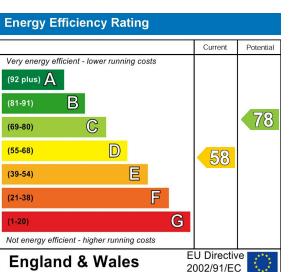
All mains services are connected to include mains gas central heating.
Council tax band F.

TENURE - FREEHOLD

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

GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq ft (97.8 sq.m.) approx.
Whilst 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 only. No responsibility is taken for any error, omission or inaccuracy. The floorplan is for planning purposes only and is not to scale. It is not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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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.



**5 LAWRENCE CRESCENT, CAERWENT, CALDICOT,
MONMOUTHSHIRE, NP26 5NS**



£365,000

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

Occupying a very generous plot within the popular Roman village of Caerwent, this individual detached farmhouse, constructed in 1913, affords deceptively spacious and well-planned living accommodation that will no doubt suit a variety of markets. The current layout briefly comprises to the ground floor; entrance hall, lounge with feature fireplace, dual-aspect dining room, fitted kitchen, utility room and a family bathroom; whilst to the first floor there are three double bedrooms, a shower room and separate WC. The property stands in the middle of sizeable mature gardens and affords an extensive private driveway as well as the base for a double garage and second driveway to the rear. There is fantastic potential to modernise and extend the property to create a spacious family residence on a quiet residential road in a sought-after location. The property is being sold for the first time in 20 years and we strongly recommend arranging a viewing to appreciate what this unique property has to offer. The property is ideally situated within the heart of the village, which offers facilities including a post office and public house. A bus service connects the village to the nearby towns of Chepstow and Caldicot being 5 miles and 3 miles respectively and therefore well placed to take advantage of the amenities, schools and shops in the local centres. For those commuting, the A48 provides access to the M4 with the Severn Bridge just 6 miles away and the M4/M5 Interchange 12 miles away. The regional centres of Bristol are 21 miles, Cardiff 26 miles and Newport 14 miles.

ENTRANCE HALL

A uPVC front door leads directly into the entrance hall with staircase leading to the first floor landing. Door to:-

LOUNGE

4.52m x 4.22m (14'10" x 13'10")

A very well-proportioned formal reception room with a large window to the front elevation. Feature exposed brick fireplace with freestanding gas stove. Built-in storage area. Doors to dining room and kitchen.

DINING ROOM

4.22m x 3.20m (13'10" x 10'6")

A very well proportioned second reception room with wooden floorboards enjoying a dual aspect to the front and the rear elevations. Feature fitted shelving and original cast iron fireplace.

KITCHEN

4.52m x 2.51m (14'10" x 8'3")

Comprising of a range of fitted wall and base units with ample laminate worktops and tile splashbacks. Inset stainless steel sink with drainer and mixer tap. Freestanding electric cooker (available by negotiation) with extractor hood over. Enjoying a dual aspect with windows to both side elevations, and a pedestrian door to the rear garden. Open through to:-

UTILITY ROOM

2.16m x 2.11m (7'1" x 6'11")

Comprising further fitted units with laminate worktop and inset Belfast sink with mixer tap. Space and plumbing for a range of white goods. Windows to the rear and side elevations. Door to:-



FAMILY BATHROOM

Comprising a three-piece suite with panelled bath with handheld shower attachment, pedestal wash hand basin with tile splashback and a low-level WC. Frosted window to the rear elevation.

FIRST FLOOR STAIRS AND LANDING

Window to the rear elevation with steps up to the inner landing area with window to the side elevation.

BEDROOM 1

4.22m x 3.63m (13'10" x 11'11")

A double bedroom with window to the front elevation. Feature high ceilings. Wood effect laminate floor. Worcester Bosch gas combi boiler.

BEDROOM 2

4.09m x 3.28m (13'5" x 10'9")

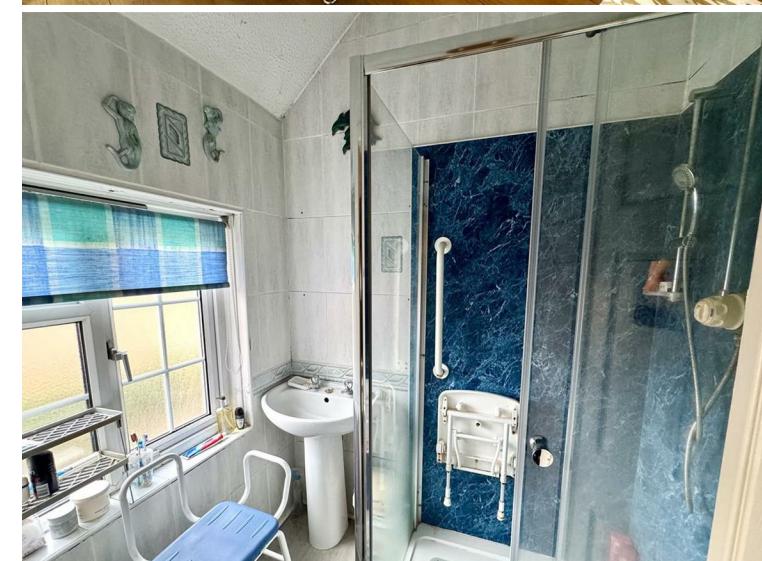
A second good sized double bedroom again enjoying high ceilings. Feature alcove over the stairs, ideal for fitted wardrobe or indeed potential for en-suite, subject to consent. Window to the front elevation.

CLOAKROOM/WC

Comprising a low-level WC, and frosted window to the rear elevation.

SHOWER ROOM

Comprising a double width walk-in shower cubicle with mains fed shower unit and PVC surround, and pedestal wash hand basin. Fully tiled walls. Frosted window to the side elevation.



BEDROOM 3

3.05m x 2.51m (10'0" x 8'3")

A smaller double bedroom with a window to the side elevation. Loft access hatch.

OUTSIDE

To the front of the property is a sizeable private driveway laid to tarmac, and a further area laid to block paving, providing off-street parking for a number of vehicles. A pedestrian pathway leads to the front of the property with a useful storm porch. Gated pathways leading to both sides of the property into the rear garden. The majority of the front gardens are laid to lawn and are both low-maintenance and sizeable, there are also a range of mature plants, shrubs and trees. The front garden is enclosed by hedgerow and timber fencing. The rear garden comprises a good size paved patio area with feature stone BBQ/pizza oven along with a sizeable area laid to lawn. Lockable outdoor store and wooden garden shed. A paved pathway leads to the foundations for a potential double garage or indeed further outbuilding if required. Gated rear access leads to a driveway at the rear providing parking for two vehicles. The lawn areas wrap around to not only the rear but also to one side of the property where there is gated access leading from both sides of the property back to the front. There is fantastic potential to extend further to the rear, subject to necessary consent. The rear garden is fully enclosed by timber fencing (newly erected), brick wall and hedgerow.

