



## DIRECTIONS

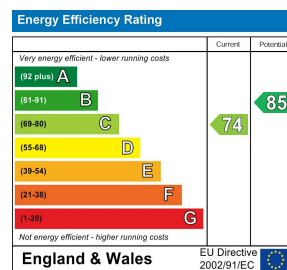
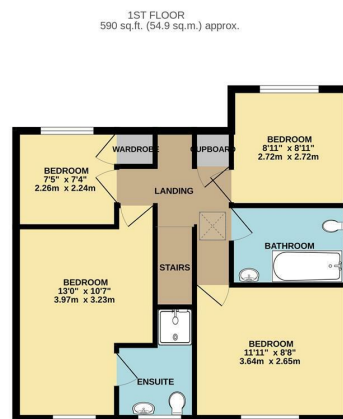
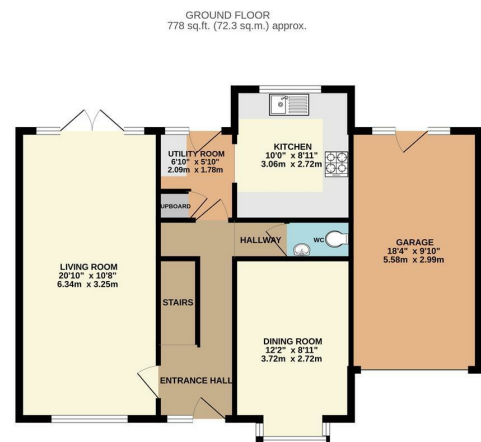
From Chepstow, proceed up Moor Street, turning right onto the A48. At the High Beech Roundabout roundabout, continue along the A48 to the next roundabout, again continuing on the A48, passing through the village of Crick. Almost at the end of the dual carriageway, you will see a sign on the left hand side saying Cwrt Morgan where following the number you will find the property.

## 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.



TOTAL FLOOR AREA - 1369 sq. ft. (127.2 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 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.  
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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 CWRT MORGAN, CAERWENT, CALDICOT, MONMOUTHSHIRE, NP26 5QZ

4 2 2 C

£349,950

Sales: 01291 629292  
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Offered to the market with the benefit of no onward chain Cwrt Morgan comprises a deceptively spacious and well-presented detached family home, situated in a quiet cul-de-sac location. The well-planned living accommodation briefly comprises to the ground floor; entrance hall, well-proportioned double aspect lounge, dining room with feature bay window, fully fitted modern kitchen and WC/cloakroom. Whilst to the first floor there are three double bedrooms including principal with en-suite shower room and a fourth single bedroom/ideal home office, as well as a family bathroom. Further benefits include private driveway parking for two vehicles, single car garage and low maintenance gardens to the front and the rear.

The property is ideally situated within the heart of the charming and historic Roman village of Caerwent, which offers facilities including a post office, public house and garage. 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.

GROUND FLOOR

ENTRANCE HALL

uPVC door with side frosted panel leads into a welcoming and spacious entrance hall. Stairs to first floor. Useful understairs open coats storage area.

LOUNGE

6.34m x 3.25m (20'9" x 10'7")

A front to back well-proportioned lounge with solid wood flooring. French doors leading to the rear garden and window to the front elevation. Feature fireplace.

DINING ROOM

3.72m x 2.72m (12'2" x 8'11")

A versatile second reception room currently utilised as a

formal dining room. Wood effect flooring. Feature bay window to the front elevation.

GROUND FLOOR WC/CLOAKROOM

Comprising a modern suite to include low level WC and pedestal wash hand basin with mixer tap and tiled splashback.

KITCHEN

3.06m x 2.72m (10'0" x 8'11")

Comprising a modern neutral range of base and eye level storage units with wood effect work surfacing over with tiled splashbacks. Inset one and a half bowl and drainer stainless steel sink unit. Integrated four ring gas hob with extractor fan over and electric oven/grill. Tiled flooring.

UTILITY AREA

2.09m x 1.78m (6'10" x 5'10")

Space for dishwasher, washing machine and fridge/freezer. Window to the rear elevation and stable door leading to the rear garden. Handy storage cupboard. Tiled flooring.

FIRST FLOOR STAIRS AND LANDING

Spacious landing with window to the rear elevation. Loft access point. Access to all first-floor rooms. Airing cupboard with built-in shelving.

PRINCIPAL BEDROOM

3.97m x 3.23m (13'0" x 10'7")

A generous double bedroom with a window to the front elevation. Door to:-

EN-SUITE SHOWER ROOM

Comprising a three-piece suite to include corner shower cubicle with mains fed shower over, low level WC and wash hand basin inset to vanity unit. Heated towel rail. Frosted window to the rear elevation. Fully tiled walls and flooring.

BEDROOM 2

3.64m x 2.65m (11'11" x 8'8")

Again, a generous bedroom with a window to the front elevation.

BEDROOM 3

2.72m x 2.72m (8'11" x 8'11")

A double bedroom with a window to the rear elevation.

BEDROOM 4

2.26m x 2.24m (7'4" x 7'4")

A single bedroom or indeed a home office with a useful built-in storage cupboard. Window to rear elevation.

BATHROOM

Comprises a modern neutral suite to include freestanding roll top bath with handheld shower attachment, low level WC and pedestal wash hand basin. Part tiled walls. Frosted window to the side elevation.

OUTSIDE

To the rear is a southerly facing private low maintenance garden with a paved patio area, perfect for dining and entertaining, an extensive area laid to stones with feature pond and range of attractive plants and shrubs. Fully enclosed by timber fencing. Gated pedestrian access to one side. Pathway leading to garage with pedestrian door leading into the single car garage with light and power connected, manual up and over door to front and housing the wall mounted ideal gas combination boiler, which has been replaced in recent years. To the front is a private driveway laid to tarmac providing off street parking for two vehicles. An area laid to lawn with a range of mature plants and shrubs.

SERVICES

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

