



DIRECTIONS

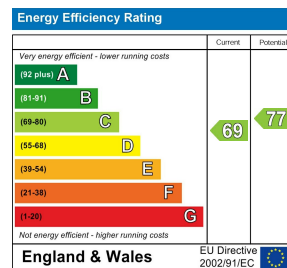
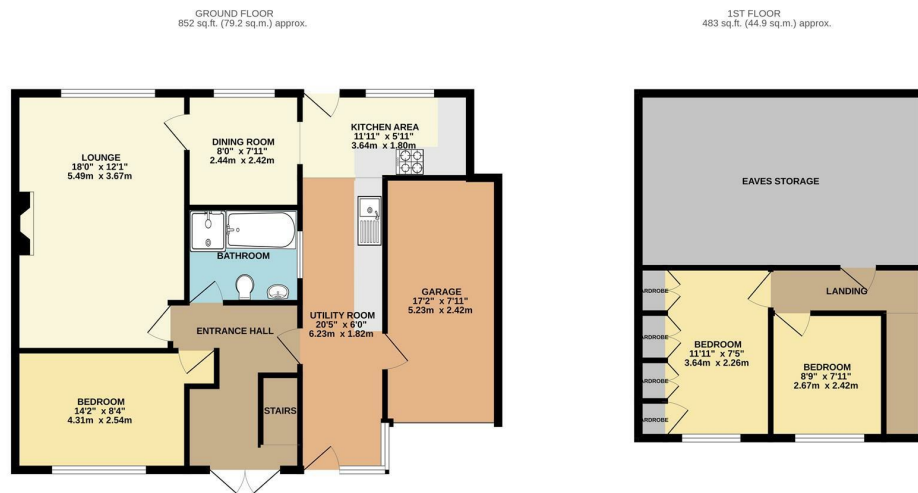
From our Chepstow office proceed along the A48 passing St Pierre Golf Club on your left hand side, continue to the roundabout taking the first exit. At the next roundabout take the second exit and then first right turn to Caldicot town centre. Proceed along this road turning right into Church Road, continuing straight over at the first roundabout and then taking the first exit into Ebbw Road at the second roundabout. Follow the numbering where you will find the property.

SERVICES

All mains services are connected to include mains gas central heating.
Council Tax Band D.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.



4 TRODDI CLOSE, CALDICOT, MONMOUTHSHIRE, NP26 4PW

3 1 2 C

£299,950

Sales: 01291 629292
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Offered to the market with the benefit of no onward chain, 4 Troddi Close comprises a deceptively spacious end terrace chalet bungalow offering fantastic versatile living accommodation that will no doubt suit a variety of markets, to include the potential for multi-generational living. The well-planned layout currently comprises entrance hall, open plan kitchen/breakfast room, dining area, generous lounge, ground floor double bedroom and a four-piece family bathroom, whilst to the first floor, there are two further bedrooms as well as a sizeable walk-in loft area that offers potential for conversion subject to necessary consent and personal requirements. The property further benefits an integral single garage that again offers fantastic potential to utilise as additional living accommodation, as well as private driveway parking for one vehicle and generous gardens to both the front and the rear elevations. Situated in a quiet and desirable location on the edge of Caldicot town, within easy walking distance to schools, amenities and the historic castle with its beautiful grounds.

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

GROUND FLOOR

KITCHEN/BREAKFAST ROOM
8.03m overall x 3.64m maximum (26'4" overall x 11'11" maximum)

An L-shaped room, affording an extensive range of wall and base kitchen units with ample laminate worktops over. Inset one bowl and drainer stainless steel sink unit with mixer tap. Integrated appliances include four ring gas hob with extractor hood over, electric oven/grill below, fridge, washing machine and Bosch dishwasher. Tiled splashback and tiled flooring. Wall-mounted Worcester Bosch gas combi boiler. Window and door to front elevation. Plenty of space for a breakfast table

and chairs. Door leads out to the rear garden and a separate door leads into the integral garage.

DINING ROOM
2.44m x 2.42m (8'0" x 7'11")

Open aspect into the dining area with window to front elevation.

LOUNGE
5.49m x 3.67m (18'0" x 12'0")

A well-proportioned reception room enjoying a feature marble fireplace with gas fire. Full height window to front elevation flooding in lots of natural light.

HALLWAY

French doors to front elevation. Stairs to the first floor.

BEDROOM 1
4.31m x 2.54m (14'1" x 8'3")

A double bedroom with fitted wardrobes to one side. Full height window to front elevation.

FAMILY BATHROOM

Comprising a four piece suite to include panelled bath, separate shower cubicle with mains-fed shower, pedestal wash hand basin and low level WC. Tiled walls and flooring. Window to the side elevation.

FIRST FLOOR STAIRS AND LANDING

Providing access to all first floor rooms. Access to the eaves storage which is currently being utilised as an additional storage space.

BEDROOM 2
3.64m x 2.26m (11'11" x 7'4")

A double bedroom with fitted wardrobes to one side. Window to rear elevation.

BEDROOM 3
2.67m x 2.42m (8'9" x 7'11")

Comfortable single bedroom with window to rear elevation.

OUTSIDE

GARAGE

Integral single garage with manual up and over door, light and power connected.

GARDEN

Front garden is sizeable and low maintenance, comprising several areas laid to stones, with a pedestrian pathway which leads to front entrance of the property. A range of attractive mature plants, shrubs and a palm tree. To the rear is a private tarmac driveway providing parking for at least one vehicle, access to the single garage. The rear garden area enjoys a sunny south westerly aspect, comprising a paved patio area offering easy low maintenance. The rear garden is enclosed to two sides by timber fencing.

SERVICES

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

