



## DIRECTIONS

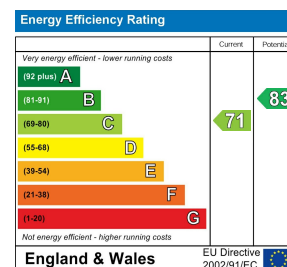
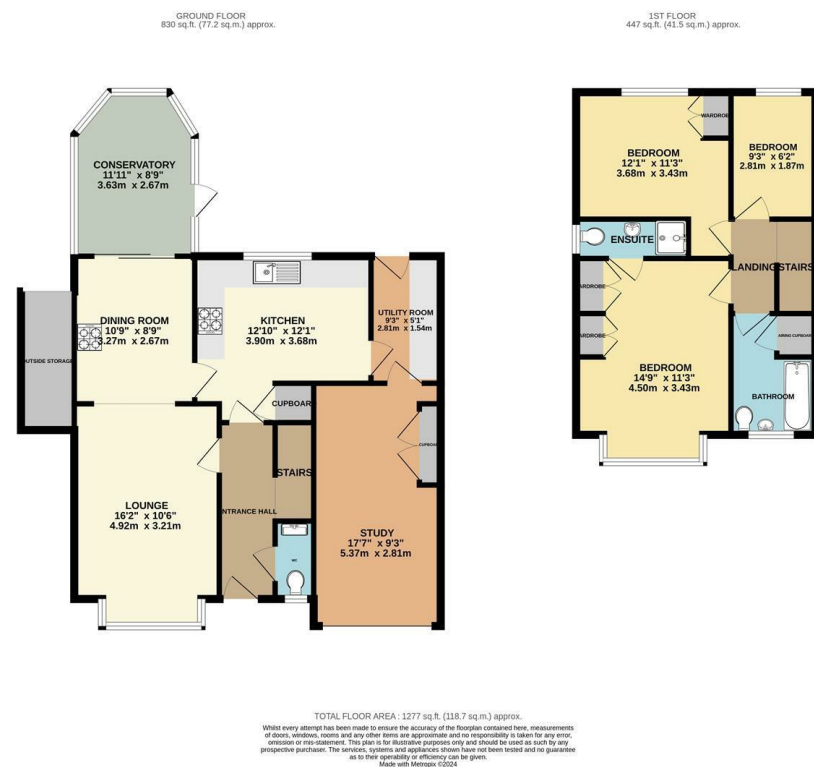
From our Chepstow office, proceed along A48 towards Caldicot, after St. Pierre Country Club bear left to the next roundabout taking first exit towards Caldicot, proceed along the road taking the next turning left signposted Portskewett, carry on along the road taking first right into Treetops development, then right again, where you will find the property on your right 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.



## 40 TREETOPS, PORTSKEWETT, CALDICOT, MONMOUTHSHIRE, NP26 5RT



£379,500

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

**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.



Moon & Co are delighted to offer to the market this detached family home, situated within an enviable position of the popular Treetops Estate. The property comprises reception hall with access to, kitchen, sitting/dining room, conservatory, study which could be utilised as a fourth bedroom, if required, WC and utility room. With three bedrooms, one en-suite shower room and family bathroom to the first floor. Outside the property benefits from a generous parking area with attractive stone chipped ornamental garden, and gated access leading to the rear garden. The rear gardens are of low maintenance with paved seating area, a range of mature flower beds and views of the surrounding woodland.

Being situated in Portskeewett a range of local facilities include primary school, shop, doctors surgery and local pub with a further abundance of amenities in nearby Caldicot and Chepstow. 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**

**ENTRANCE HALLWAY**

Stairs to first floor.

**GROUND FLOOR WC**

Appointed with a two-piece suite to include pedestal wash hand basin with chrome mixer tap and low level WC with concealed cistern. Tiled splash backs and tiled floor. Chrome heated towel rail. Frosted uPVC window to front elevation.

**LIVING ROOM**

**4.1m x 3.4m (13'5" x 11'1")**

A bright and airy reception room uPVC bay window to front elevation. Feature fireplace with inset gas fire. Open plan to :-

**DINING AREA**

**2.6m x 3.2m (8'6" x 10'5")**

With sliding uPVC patio door leading to :-

**CONSERVATORY**

A lovely addition to the property with uPVC windows and door leading to private rear garden.

**KITCHEN**

**3.7m x 3.6m (12'1" x 11'9")**

Appointed with a range of base and eye level storage units with marble effect worktops over and tiled splashback. Inset one and half bowl stainless steel sink and drainer unit with chrome mixer tap. Fitted appliances include built-in double oven, dishwasher and four ring gas hob with extractor over. Understairs storage cupboard. uPVC window to rear elevation.

**UTILITY ROOM**

**2.6m x 1.4m (8'6" x 4'7")**

Range of base and eye level storage units with marble effect worktops over. Inset circular stainless steel sink with chrome mixer tap. Space for washing machine, tumble dryer and fridge/freezer. Wall mounted Worcester gas boiler. Frosted half glazed door to rear elevation.

**CONVERTED GARAGE**

**5.1m x 2.5m (16'8" x 8'2" )**

Currently being used as a study but could be utilised as a fourth bedroom. Built-in cupboard. uPVC window to front elevation.

**FIRST FLOOR STAIRS AND LANDING**

Window to side elevation. Loft access point.

**BEDROOM 1**

**3.6m x 3.4m (11'9" x 11'1")**

A double bedroom with a range of built-in furniture. uPVC bay window to front elevation. Door to :-

**EN-SUITE SHOWER ROOM**

Appointed with a three-piece suite to include single shower unit with glass door and chrome shower attachments, wash hand basin with chrome mixer tap inset into vanity unit with storage and low level WC. Fully tiled floor and walls. Chrome heated towel rail. uPVC window to side elevation.

**BEDROOM 2**

**3.4m x 3.8m overall (11'1" x 12'5" overall)**

A double bedroom with a range of built-in furniture. uPVC window to rear elevation with views over garden and woodland beyond.

**BEDROOM 3**

**2.7m x 2.1m (8'10" x 6'10")**

A single bedroom with uPVC window to rear elevation with views over garden and woodland beyond.

**FAMILY BATHROOM**

Appointed with a three-piece suite to include panelled bath with glass shower screen and brass mixer tap with shower over, pedestal wash hand basin with brass taps and low level WC. Heated towel rail. Fully tiled walls and floor. Frosted uPVC window to front elevation. Airing cupboard.

**GARDENS**

To the front of the property is off-road parking for a couple of vehicles and stone chipped garden with mature trees. To the rear is a low maintenance garden with artificial grass and patio areas with non-slip stones. Garden shed. Outside tap. Side gated access to front of the property.

**SERVICES**

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

