



## DIRECTIONS

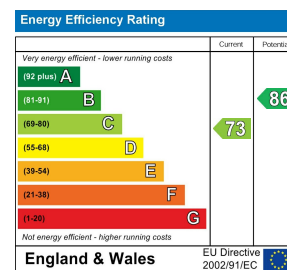
From our Chepstow office proceed up Moor street, turning right onto the A48, proceed along the A48 towards Newport, after passing St. Pierre Country Club take the first exit at the roundabout heading toward Caldicot. Proceed along this road without deviation passing over the Mitel roundabout taking the first turning right onto Chepstow Road and then first left into Deepweir. Proceed along this road without deviation, where following the numbering you will find the property on your left.

## SERVICES

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

## TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1131 sq.ft. (105.0 sq.m.) approx.

While 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 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.

Made with Metaplan C0025

**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.



**12 DEEPWEIR, CALDICOT, MONMOUTHSHIRE,  
NP26 5JG**

 **4**  **1**  **2**  **C**

**OFFERS OVER £350,000**

**Sales: 01291 629292**

**E: sales@thinkmoon.co.uk**



Offered to the market with the benefit of no onward chain, this well presented detached family home occupies a pleasant position within this quiet cul-de-sac on the outskirts of Caldicot town centre and is within level walking distance to primary and secondary schooling, leisure centre and a range of amenities. The well planned living accommodation briefly comprises to the ground floor: reception hall, WC/cloakroom, lounge, dining room and a fully fitted kitchen. To the first floor there are two double bedrooms as well as two good sized single bedrooms and a modern shower room. The property further benefits a private extensive driveway, low-maintenance gardens to both the front and the rear as well as a single garage with power connected.

There is a fantastic potential to modernise and incorporate the kitchen with the dining room to create contemporary open plan living to suit everyday family needs. We would strongly recommend arranging an internal viewing to appreciate all this property has to offer.

**GROUND FLOOR**

**ENTRANCE HALL**

Very spacious and welcoming entrance hall with uPVC entrance door with window panel to side elevation. Stairs to first floor and useful understairs open storage area. Wood effect laminate floor.

**LOUNGE**  
**5.56m x 3.58m (18'3" x 11'9")**

A well-proportioned sitting room with two large picture windows to front elevation. Feature fireplace with a solid marble base and surround. Wood effect laminate flooring.

**DINING ROOM**  
**2.95m x 2.69m (9'8" x 8'10")**

A second good sized reception space with a full height window to rear enjoying views over the private rear garden and a uPVC pedestrian door leading directly out to the rear patio area. Wood effect laminate flooring.

**KITCHEN**  
**3.71m x 2.62m (12'2" x 8'7")**

Comprising an extensive range of fitted wall and base units with solid worktop and tiled splashbacks. Integrated four ring gas hob with extractor over and electric oven/grill below. Inset one and a half bowl stainless steel sink with drainer and mixer tap. Integrated slimline dishwasher and integrated full height fridge/freezer, space and plumbing for washing machine. Tiled floor. Window to rear and a side pedestrian door leading out to the side elevation.

**GROUND FLOOR WC**

Low-level WC and wall mounted wash hand basin. Frosted window to side elevation. Half-tiled walls and wood effect laminate flooring.

**FIRST FLOOR STAIRS AND LANDING**

Loft access point.

**PRINCIPAL BEDROOM**  
**3.71m x 2.95m (12'2" x 9'8")**

A generous double bedroom with window to the rear elevation. Useful built-in wardrobe.

**BEDROOM 2**  
**3.58m x 2.95m (11'9" x 9'8")**

A spacious double bedroom with a full width window to the front elevation. Built-in wardrobe.

**BEDROOM 3**  
**2.69m x 2.62m (8'10" x 8'7")**

A good sized single bedroom with window to rear elevation. Built-in wardrobe.

**BEDROOM 4**  
**2.77m x 2.62m (9'1" x 8'7")**

A single bedroom, would also make an ideal study for the everyday homemaker. Window to the front elevation.

**SHOWER ROOM**

Comprising a modern and neutral suite to include double width walk-in shower cubicle with waterfall shower head and separate handheld attachment, low-level WC and wash hand basin inset to vanity unit with mixer tap. Frosted window to the side elevation. Airing cupboard with inset shelving housing the Worcester gas combi- boiler.

**GARAGE**  
**5.46m x 2.59m (17'11" x 8'6")**

A private extensive driveway offering off-street parking for up to three vehicles leads to a single garage with manual up and over door. Power and light connected.

**GARDENS**

The front garden area is mainly laid to lawn and bordered by an attractive range of plants and shrubs with a low-level brick wall to the front boundary. The rear garden comprises a good size level plot including a paved patio area providing an ideal space for dining and entertaining leading to a sizeable area laid to lawn bordered by a range of mature plants shrubs and trees, providing a perfect safe space for children to play or indeed a blank canvas for the garden enthusiast. Furthermore there is a useful wooden shed.

**SERVICES**

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

