



## DIRECTIONS

From our Chepstow office proceed along the A48 passing St. Pierre Golf and Country Club on you left, carry on along this road, taking first exit at the Parkwall roundabout onto B4245 towards Caldicot, proceed along this road, taking third left turn onto Crick Road, at the end of the road at junction with Main Road, take left hand turn. Proceed along Main Road without deviation, taking right hand turn onto Station Road, where following the numbers you will find the property on your right hand side.

## SERVICES

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

2021/2022 Council Tax Band E

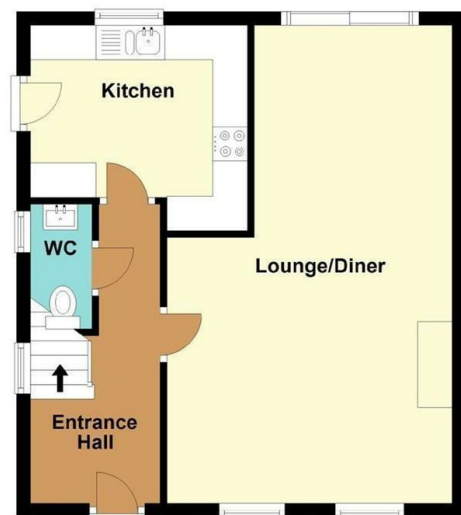
## TENURE - FREEHOLD

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



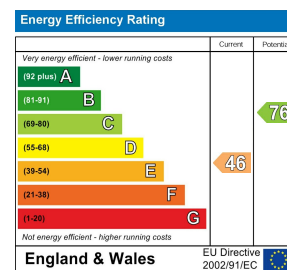
### Ground Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



### First Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



Total area: approx. 85.2 sq. metres (917.4 sq. feet)

**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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**PLEASE NOTE**  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

**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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



**22 STATION ROAD, PORTSKEWETT,  
MONMOUTHSHIRE, NP26 5SF**



**£325,000**

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



22 Station Road, Portskewett is a beautifully presented detached family home, situated within this popular village location. To the ground floor, the property comprises reception hall with access to a spacious living/dining room, ground floor WC and kitchen, with four bedrooms and updated bathroom to the first floor. Outside the property benefits from brick paviour off road parking area, single garage and lawned front garden with gated access leading to level lawned rear garden with a private and sunny aspect. Being situated in Portskewett, a range of local facilities include primary school, pub and shop 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 easy commuting distance.

**GROUND FLOOR**

**RECEPTION HALL**

With frosted uPVC double glazed front door, vinyl flooring, uPVC double glazed window to side elevation and stairs to first floor.

**LIVING/DINING ROOM**

**22'9" x 13'7"**

A beautifully presented, light and airy reception area with two uPVC double glazed windows to the front elevation and uPVC double glazed sliding door leading to the rear garden. Feature fireplace with marble hearth and wooden surround.

**GROUND FLOOR WC**

**5'11" x 2'11"**

Comprising a white suite to include low-level WC and wash hand basin with chrome mixer tap inset into vanity unit with chrome taps and tiled splash backs. Vinyl flooring. Frosted uPVC double glazed window to side elevation.

**KITCHEN**

**10'1" x 10'4"**

Appointed with a matching range of base and eye level storage units with wood effect worktops. Pantry cupboards. Inset four ring gas hob with extractor over and electric fan assisted oven below. Space for fridge and washing machine. Inset one and a half bowl and drainer sink unit with chrome mixer tap, also fitted with tiled splash backs. Vinyl flooring and uPVC

double glazed window to rear elevation and frosted door to side.

**FIRST FLOOR STAIRS AND LANDING**

With uPVC double glazed window. Airing cupboard and loft access point.

**BEDROOM 1**

**11'7" x 9'1"**

A double room with a range of fitted wardrobes and uPVC double glazed window to front elevation.

**BEDROOM 2**

**11'7" x 7'5"**

A double bedroom with uPVC double glazed window to front elevation.

**BEDROOM 3**

**7'8" x 7'7"**

Appointed with built-in wardrobe and dressing table unit. With uPVC double glazed window to rear elevation.

**BEDROOM 4**

**10'11" x 5'10"**

Laminate Flooring. uPVC double glazed window to rear elevation.

**FAMILY BATHROOM**

**7'7" x 6'2"**

Comprising a white suite to include low-level WC, wash hand basin with chrome taps and panelled bath with chrome mixer tap and chrome mains fed shower over. Fully tiled walls and vinyl flooring. Frosted uPVC double glazed window to rear elevation.

**OUTSIDE**

To the front the property is approached via brick paviour driveway with parking for a good number of vehicles. With lawned front garden, bounded to the front by mature hedging. Gated side access leads to a private and sunny rear garden predominantly laid to lawn with well stocked beds and borders creating a private position.

**SINGLE GARAGE**

With up and over door.

