



### DIRECTIONS

From our Chepstow office proceed along the A48 towards Newport. At the first roundabout take the third exit continuing along the A48, at the next roundabout take the first exit towards Caldicot. Continue along this road turning left onto Crick Road towards Portskewett. Proceed to the end of the road taking a left turn onto Main Road and then left again immediately after the shop into King Harolds View. Continue along this road where you will find the property on the right hand side.

### SERVICES

All mains services are connected to include gas central heating.

Council Tax Band E

### TENURE - FREEHOLD

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# 16 KING HAROLDS VIEW, PORTSKEWETT, CALDICOT, MONMOUTHSHIRE, NP26 5RS



## £359,950

Sales: 01291 629292

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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. 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.

King Harolds View offers superb living accommodation over three floors and has been tastefully updated throughout by the current owners, to a particularly high standard. The property has undergone considerable works including all new windows and doors, the conversion of part of the garage area to create a utility room as well as full cosmetic updating and professionally landscaped rear gardens. The property is presented immaculately and viewing is highly recommended. To the ground floor the property is accessed via composite door to a reception hall, providing further access to the kitchen/dining room, ground floor WC and living room, which in turn leads to the utility room and store room. To the first floor are three bedrooms and family bathroom, with the principal bedroom suite including dressing area and en-suite to the second floor. Outside the property benefits from the aforementioned landscaped gardens along with allocated parking to the front.

Being situated in Portskewett, a range of local facilities are close at hand to include primary school, shop, pub and doctors surgery 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**

**RECEPTION HALL**

Accessed via composite double glazed front door. Storage cupboard housing boiler. High quality laminate flooring. Stairs to first floor.

**KITCHEN/DINING ROOM**

**18'3" x 8'4"**

A superb open plan space with the kitchen area being appointed with a range of high quality base and eye level storage units with granite worktops. Fitted appliances include larder style fridge freezer, induction hob and electric fan assisted oven and grill below and stainless steel extractor over, integrated dishwasher. Tiled flooring. Spotlighting. The dining area benefits from uPVC double glazed window to front elevation.

**GROUND FLOOR WC**

Comprising a white suite to include low level WC and wash hand basin with chrome mixer tap inset into vanity unit. Tiled splashbacks and tiled flooring. Chrome heated towel rail.

**LIVING ROOM**

**15'4" x 12'1"**

A generous reception room with high quality laminate flooring and double glazed bi-folding doors leading to the rear garden. Access to utility room.

**UTILITY ROOM**

Appointed with a matching range of base and eye level storage units with granite worktops. Fitted with stainless steel sink unit with chrome tap. Tiled flooring. Doorway leading to the rear garden, as well as doorway to storeroom. Also benefiting from space and plumbing for washing machine and tumble dryer. Velux rooflights and spotlighting.

**FIRST FLOOR STAIRS AND LANDING**

Access to bedrooms and family bathroom. Storage cupboard.

**BEDROOM 2**

**15'4" x 10'0" excluding wardrobe recess**

A sizable double bedroom with a range of fitted mirrored wardrobes. High-quality laminate flooring. Two uPVC double glazed windows to rear elevation.

**BEDROOM 3**

**11'10" x 8'3"**

With uPVC double glazed window to front elevation. High-quality laminate flooring.

**BEDROOM 4**

**6'10" x 6'10"**

A single bedroom with uPVC double glazed window to front elevation, currently utilised as study. Laminate flooring.

**FAMILY BATHROOM**

Comprising a modern four piece white suite to include low-level WC, pedestal wash hand basin with chrome mixer tap, shower cubicle with mains fed shower over and panelled bath with chrome mixer tap. Chrome heated towel rail. Part tiled walls and tiled flooring. Frosted uPVC double glazed window to side elevation.

**SECOND FLOOR**

Access to principal bedroom suite.

**BEDROOM 1**

**18'5" x 9'7" excluding dressing area**

A superb principal suite with double bedroom area and partially vaulted ceiling with uPVC double glazed window to front elevation. Range of fitted wardrobes and bedroom furniture, open to dressing area with tiled flooring and Velux rooflights. Providing further access to en-suite shower room.

**EN-SUITE SHOWER ROOM**

Comprising a modern three piece white suite to include low level WC, pedestal wash hand basin with chrome mixer tap and walk-in shower cubicle with chrome mains fed shower over. Chrome heated towel rail. Part tiled walls and tiled flooring. Velux roof light.

**OUTSIDE**

To the front the property benefits from allocated parking spaces. The rear gardens have been professionally landscaped and offer paved seating area with steps leading to raised sun terraces. There is a superb covered area with space for hot tub, power and lighting.

**SERVICES**

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

