



DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right on the A48, continue along the A48 without deviation where at the roundabout with the Indian Empire Restaurant on your left hand side, take the first exit towards Caldicot. Continue along this road without deviation into Caldicot turning right towards the town centre, proceed along this road without deviation continuing over the mini roundabout. Turn left before the Haywain pub, continue along this road turning right at Dewstow Primary School, continue along this road where at the end of the road turn left onto Park Road where following the numbering 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 C

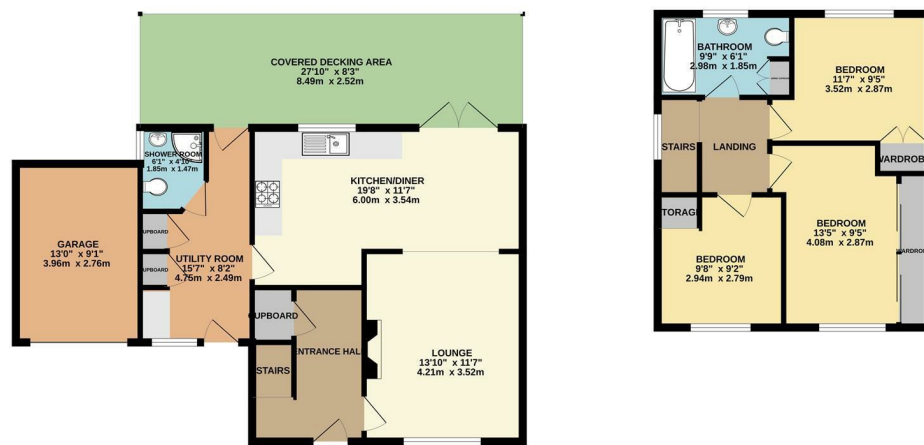
TENURE - FREEHOLD

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

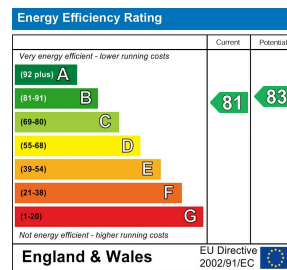


GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, 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.
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77 PARK ROAD, CALDICOT, MONMOUTHSHIRE, NP26 4EL

3 2 2 B

£270,000

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. 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 77 Park Road, Caldicot. This spacious semi-detached property briefly comprises reception hall with access to living room, which in turn leads to a recently updated open plan kitchen/dining room with further access to utility room and ground floor shower room. To the first floor are three bedrooms and family bathroom. Outside the property offers to the front a generous parking area with single garage and to the rear are low maintenance gardens which have been professionally landscaped.

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

GROUND FLOOR

RECEPTION HALL

Spacious reception hall with frosted uPVC double glazed front door. Stairs to first floor. Under stairs storage.

LIVING ROOM

3.97m x 3.47m (13'0" x 11'4")

A generous reception room with uPVC double glazed window to front elevation. Feature fireplace. Open to :-

KITCHEN/DINING ROOM

6.11m x 2.62m (20'0" x 8'7")

This beautifully updated kitchen/dining area benefits from a range of high gloss base and eye level storage units with quartz stone worktops and splashbacks. Inset one and a half bowl and drainer sink unit with chrome mixer tap and food waste disposal unit. Fitted appliances include inset four ring electric hob with extractor over, eye level electric fan assisted oven and grill and dishwasher. Spot lighting. Tiled flooring with under floor heating. uPVC double glazed French doors and window to rear garden. Access to :-

UTILITY ROOM

uPVC double glazed door and window to front elevation. Space and plumbing for washing machine and tumble dryer. Integrated larder style fridge/freezer. Ceramic tiled splash backs and tiled flooring. Loft access point. Door to rear. Access to :-

GROUND FLOOR SHOWER ROOM

Comprising a three-piece white suite to include low level WC, pedestal wash hand basin with chrome taps and corner shower cubicle with chrome mains fed shower over. Fully tiled walls and flooring. Frosted uPVC double glazed window to side elevation.

FIRST FLOOR STAIRS AND LANDING

uPVC double glazed window to side elevation. Loft access point.

BEDROOM 1

3.84m x 2.76m excluding wardrobe recess (12'7" x 9'0" excluding wardrobe recess)

A spacious double bedroom with a range of fitted mirror door wardrobes. uPVC double glazed window to front elevation.

BEDROOM 2

2.99m x 2.84m minimum (9'9" x 9'3" minimum)

A double bedroom with double fitted wardrobe. uPVC double glazed window to rear elevation.

BEDROOM 3

2.66m x 2.34m minimum (8'8" x 7'8" minimum)

A single bedroom with uPVC double glazed window to front elevation. Storage cupboard.

FAMILY BATHROOM

Comprising a three-piece white suite to include low level WC,

pedestal wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and shower attachment over. Fully tiled walls and vinyl flooring. Chrome heated towel rail. Frosted uPVC double glazed window to rear elevation.

OUTSIDE

To the front the property is approached via concrete hardstanding providing parking for three to four vehicles, as well as low maintenance front gardens laid to gravel and access to single car garage. The rear gardens benefit from being professionally landscaped and offer an area laid to artificial lawn and decking with covered seating area, being bounded by timber fencing.

GARAGE

A single car garage with up and over door, power and lighting.

SERVICE

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

AGENTS NOTE

Please note - the photographs used are from our library stock for this property and are not current photographs and do not reflect the current condition of the property.

