



DIRECTIONS

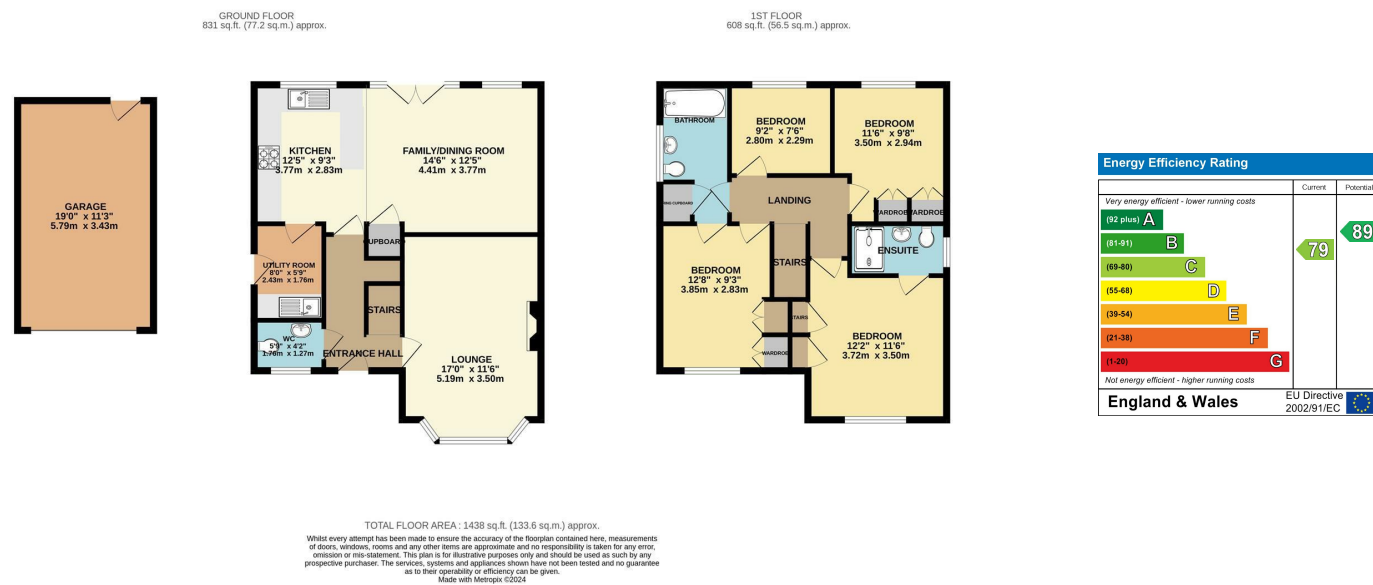
From Chepstow, proceed to the centre of Caldicot, turning right onto Church Road. Proceed along Church Road, over the first mini roundabout, taking third exit on the second mini roundabout into Heol Trothy. Proceed along the development, taking first right hand turn into Heol Sirhowy, where you will find the property on your left just before the green area 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.



**11 HEOL SIRHOWY, CALDICOT,
MONMOUTHSHIRE, NP26 4RD**



£435,000

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.

11 Heol Sirhowy comprises a spacious, detached family home situated on the periphery of Caldicot in a peaceful and desirable location. The property, constructed by Redrow Homes offers to the ground floor, reception hall, living room, open plan kitchen/dining/family room, utility room and WC. To the first floor are four bedrooms, one with en-suite shower room and separate family bathroom. Outside the property benefits from off-road parking and detached garage to the side of the property. The rear gardens are laid to lawn with paved seating areas and some planting, all bounded by brickwork walls creating a private and enclosed space to enjoy.

Being situated in Caldicot a range of facilities are close at hand to include primary and secondary schools, shops, pubs and restaurants. 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 HALL

With uPVC window and door to front elevation. Wood effect flooring. Stairs to first floor.

GROUND FLOOR WC

Appointed with a two-piece suite to include wall mounted wash hand basin with chrome mixer tap and low level WC. Tiled splashbacks. Frosted uPVC window to front elevation.

LOUNGE

4.95m x 3.63m (16'2" x 11'10")

A spacious and bright reception room with bay window to front elevation. Feature fireplace with gas fire.

KITCHEN/DINING/FAMILY ROOM

7.68m x 3.82m (25'2" x 12'6")

A spacious, sociable, open plan kitchen/diner/family room with a range of base and eye level storage units with granite worktops and upstands over. One and a half bowl, stainless steel sink and drainer unit with chrome mixer tap. Fitted appliances include five ring gas hob with glass and stainless steel extractor over, dishwasher, eye level double oven and fridge/freezer. Wood effect wood flooring. uPVC windows and sliding patio door to rear elevation. Understairs storage cupboard.

UTILITY ROOM

Appointed with a range of base and eye level storage units with marble effect worktops over. Inset stainless steel sink and drainer unit with chrome mixer tap. Frosted half glazed door leading to side elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access point with built-in loft ladder.

BEDROOM 1

4.29m x 4.06m (14'0" x 13'3")

A spacious double bedroom with built-in wardrobes. uPVC picture window to front elevation. Door leading to :-

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include step-in double shower with chrome shower attachments, wall mounted pedestal wash hand basin with chrome tap and low level WC. Chrome heated towel rail. Frosted uPVC window to side elevation.

BEDROOM 2

4.18m x 3.30m (13'8" x 10'9")

A good-sized double bedroom with built-in wardrobes. uPVC window to front elevation.

BEDROOM 3

3.40m x 2.90m (11'1" x 9'6")

A double bedroom with built-in wardrobes. uPVC window to rear elevation.

BEDROOM 4

2.80m x 2.40m (9'2" x 7'10")

Currently being utilised as a home office. uPVC window to rear elevation.

FAMILY BATHROOM

Appointed with a three-piece suite to include panelled bath with glass shower screen and shower over, low level WC and wall mounted wash hand basin with chrome tap. Chrome heated towel rail. Frosted uPVC window to side elevation. Airing cupboard.

OUTSIDE

GARAGE

A single car garage with up and over door, power and lighting and door to rear garden is accessed via a private driveway to the side of the property.

GARDENS

The front, the property is accessed via a paved pathway and a lawned area with mature shrubs. There is also gated access to the rear garden which has a patio area, ideal for entertaining and a lawned area with flower beds with mature shrubs.

SERVICES

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

