



DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right on to the A48. Continue along this road without deviation to the roundabout taking the third exit continuing on the A48 to the next roundabout and then take the first exit heading towards Caldicot. At the following roundabout go straight over, in the direction of Magor. Continue on this road where just prior to leaving the village of Rogiet, turn left towards Severn Tunnel Junction train then at the roundabout take the third exit into Barn Owl Road, where you will find the property on the left-hand side.

SERVICES

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

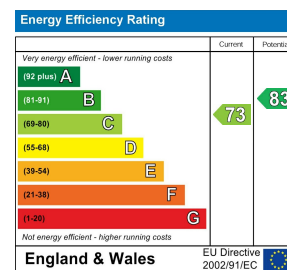
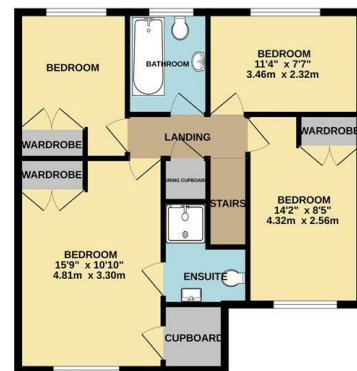
TENURE - FREEHOLD

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



GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.

1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1430 sq.ft. (132.8 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 errors, 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 is given for their operation or efficiency until they are installed.
Made with Metropack CC202



**7 BARN OWL ROAD, ROGIET, CALDICOT,
MONMOUTHSHIRE, NP26 3UL**



£379,950

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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 7 Barn Owl Road, a spacious, detached, family home in this popular residential area, being sold with the benefit of no onward chain. The property briefly comprises to the ground floor, reception hall leading to kitchen, utility room, WC, sitting room, dining room and conservatory. To the first floor is a principal bedroom with updated en-suite shower room, three further bedrooms and family bathroom. Outside, the property benefits from a private driveway with parking and single integrated garage to the front. To the rear is a low maintenance level garden with patio area, mature borders and a shed which has power.

Being situated in Rogiet a range of facilities are close at hand to include primary school and local shop, with a further abundance of amenities in nearby Caldicot and Chepstow. The Severn Tunnel Train Station is within walking distance and Rogiet has easy access to the A48, M4 and M48 motorway networks which bring Bristol, Cardiff and Newport all within commuting distance.

ENTRANCE PORCH

With uPVC half glazed frosted door and side panels. Ceramic tiled floor. Half glazed door leading to:-

RECEPTION HALL

Stairs to first floor. Understairs storage cupboard.

SITTING ROOM

5.04m x 3.25m (16'6" x 10'7")

A bright reception room with feature fireplace and inset gas fire. uPVC window to front elevation. Double doors leading to:-

DINING ROOM

3.03m x 2.75m (9'11" x 9'0")

French doors leading to :-

CONSERVATORY

uPVC doors and windows leading to private rear garden. Ceramic tiled flooring.

KITCHEN

3.03m x 3.41m (9'11" x 11'2")

Appointed with a range of base and eye level storage units with marble effect work tops over and tiled splashbacks. Inset one and a half bowl and drainer sink unit with chrome mixer tap. Built-in electric oven and four ring gas hob with extractor fan over. uPVC window to rear elevation.

UTILITY ROOM

1.79m x 1.60m (5'10" x 5'2")

uPVC half glazed door leading to rear garden. Range of base and eye level storage units with marble effect work tops over and tiled splashbacks. Inset one bowl and drainer sink unit. Space for washing machine.

GROUND FLOOR WC

Appointed with a two-piece suite to include low level WC and wall mounted wash hand basin with chrome taps. Part-fitted walls. uPVC frosted window to side elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access point complete with loft ladder, with loft being partially boarded. Airing cupboard housing the combi boiler.

BEDROOM 1

4.10m x 3.39m (13'5" x 11'1")

A spacious and light double bedroom with built-in double wardrobe and storage cupboard. uPVC window to front elevation. Door leading to :-

EN-SUITE SHOWER ROOM

An updated shower room appointed with three-piece suite to include single shower unit with glass shower door and chrome shower attachments, wash hand basin with chrome mixer tap, inset into vanity storage unit and low level WC. Chrome heated towel rail. Fully tiled walls. uPVC frosted window to front elevation.

BEDROOM 2

3.67m x 2.54m (12'0" x 8'3")

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

BEDROOM 3

2.77m x 2.48m (9'1" x 8'1")

A double bedroom with built-in double wardrobe. uPVC window to rear elevation with views over the rear garden.

BEDROOM 4

2.32m x 3.43m (7'7" x 11'3")

A single bedroom with uPVC window to rear elevation.

FAMILY BATHROOM

Appointed with a three-piece suite to include panelled bath with brass mixer tap, hand held shower attachment and glass shower screen, low level WC and pedestal wash hand basin with brass mixer taps. Fully tiled walls. uPVC frosted window to rear elevation.

GARAGE & GARDENS

To the front the property is approached via a private driveway with parking for two vehicles, leading to the single car garage with electric up and over door, power and light. The garden area has a level lawn with hedge boundary and borders with mature shrubs. To the rear is a low maintenance garden with a blocked paved area and patio area which is perfect for entertaining along with a stone chipped area with mature borders and shrubs. There is a shed with power and a lockable storage box. Side access to the front via a lockable gate.

SERVICES

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

