



### DIRECTIONS

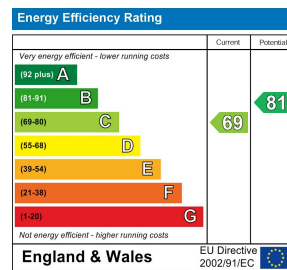
From our Chepstow office, proceed towards the town of Caldicot, at the roundabout at Mitel bear left into Portskewett. Continue into the village, passing the local garage on your right, proceed along the road where you will find number 24 on your right-hand side.

### SERVICES

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

### TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1316 sq ft. (122.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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**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.



# 24 MAIN ROAD, PORTSKEWETT, MONMOUTHSHIRE, NP26 5SA



## £399,950

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

24 Main Road, Portskewett comprises a detached bay-fronted house believed to date from 1946 and occupying a pleasant position within this sought after village which benefits from local shop and well-respected school and benefits from easy access to the nearby towns of Caldicot and Chepstow, along with good road access bringing the M4 and M48 within easy reach.

Property has been well-maintained and briefly comprises to the ground floor, living room, dining room, kitchen, conservatory and shower room with two bedrooms and family bathroom to the first floor, as well as attic bedroom to the the second floor. Outside the gardens are of a large nature reflecting the period when the house was constructed.

## GROUND FLOOR

### ENTRANCE HALL

Half-glazed door to side elevation. Stairs to first floor.

### LIVING ROOM

**5.21m x 3.61m maximum (17'1" x 11'10" maximum)**

With bay window to front elevation and window to side elevation. Feature fireplace.

### DINING ROOM

**3.96m x 3.45m (13' x 11'4")**

With French doors to conservatory. Door to conservatory and door to: -

### KITCHEN/BREAKFAST ROOM

**3.96m x 3.35m (13' x 11')**

Appointed with a matching range of base and eye level storage units with ample work surfacing over. Fitted four ring electric hob with concealed extractor over and single oven below. Inset one and a half bowl and drainer sink unit. Integrated fridge/freezer. Space for washing machine and dish washer. Tiled splash backs. Wall-mounted gas fired boiler providing domestic hot water and central heating. Window to side elevation and doors to conservatory.

### CONSERVATORY

**2.44m x 2.44m (8' x 8')**

With French doors to rear.

### SHOWER ROOM

Appointed with a three piece suite comprising step-in shower cubicle, low level WC and pedestal wash hand basin with taps. Aquaboard to walls. Heated towel rail. Frosted window to side.

### FIRST FLOOR STAIRS AND LANDING

With window to side elevation.

### BEDROOM 1

**4.32m x 3.10m (14'2" x 10'2")**

With window to front elevation, built-in wardrobes.

### BEDROOM 2

**3.35 x 3.05 (11'0" x 10'0")**

Window to rear elevation. Built-in storage cupboard.

### BATHROOM

Appointed with a three piece suite comprising panelled bath with mixer tap, low level WC and pedestal wash hand basin with mixer tap. Part-tiled walls. Frosted window to rear elevation.

### SECOND FLOOR STAIRS

### BEDROOM 3 ATTIC ROOM

**4.27 x 2.64 (14'0" x 8'8")**

Stairs from first floor landing lead to attic bedroom, with velux roof light. Access to large attic store area.

### GARDENS

The property stands in attractive and mature gardens of a generous size, to the front laid to lawn with driveway offering parking for a number of vehicles. To the rear a pleasant, sunny South facing level lawned garden. Useful garden store shed.

### SERVICES

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

