



DIRECTIONS

Proceed towards Caldicot, at the Mitel roundabout, bear left into Portskewett. Continue into the village of Portskewett, passing the pub on your right hand side continue where you will find number 25 on your left hand side.

SERVICES

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

Council Tax Band E.

TENURE - FREEHOLD

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



25 MAIN ROAD, PORTSKEWETT, CALDICOT, MONMOUTHSHIRE, NP26 5SA



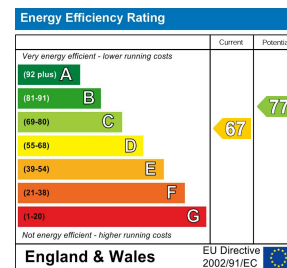
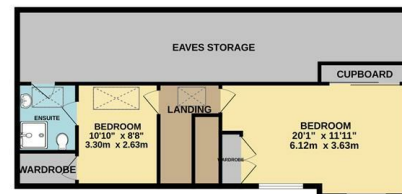
£485,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

GROUND FLOOR
1569 sq.ft. (145.7 sq.m.) approx.

1ST FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 2353 sq.ft. (218.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 is given 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.

Moon & Co are delighted to offer to the market 25 Main Road, Portskewett, an updated detached bungalow, providing flexible accommodation and presented to a high standard throughout. The property briefly comprises sitting room, two bedrooms, bathroom and spacious open plan kitchen/dining/family room to the ground floor. To the first floor two further bedrooms, one with en-suite shower room. The spacious, private and attractive rear gardens with courtyard are particularly noteworthy, along with the enclosed driveway with parking for several vehicles.

Being situated in the sought after village of 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

ENTRANCE PORCH

Full length window to front and door to side elevation. Tiled flooring.

RECEPTION HALL

Spacious welcoming reception hall with stairs to first floor. Wood effect flooring. Doors off: -

LIVING ROOM

4.72m x 4.14m (15'6" x 13'7")

Light reception room with bay window to front elevation. Minster fire surround housing gas fire fitment.

KITCHEN/DINING ROOM

8.41m x 4.01m maximum overall (27'7" x 13'2" maximum overall)

Appointed with a matching range of base and eye level storage units with ample work surfacing over. Five ring gas cooker with oven below and extractor hood over. One bowl and drainer sink unit with mixer tap. Space for dishwasher, washing machine and fridge/freezer. Tiled splashbacks and wood effect flooring. Window to rear elevation. Semi open plan to: -

DINING ROOM

A delightful room with full height ceiling with twin velux windows and triple aspect windows to the rear garden. French doors to private sun terrace. Wood effect flooring continued.

BEDROOM 2

4.22m x 3.40m (13'10" x 11'2")

With patio doors to rear sun terrace.

BEDROOM 4

3.38m x 3.15m (11'1" x 10'4")

With window to front elevation.

BATHROOM

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

FIRST FLOOR STAIRS AND LANDING

Light landing with Velux rooflight to rear.

BEDROOM 1

6.60m x 3.10m (21'8" x 10'2")

With windows to front and rear elevations. Eaves storage space.

BEDROOM 3

3.56m x 2.67m (11'8" x 8'9")

With Velux window to rear. Storage cupboard. Access to: -

EN-SUITE SHOWER ROOM

Appointed with a three piece suite comprising of step-in

shower cubicle, low level WC and wash hand basin with taps. Heated towel rail. Subway style splashbacks. Frosted Velux rooflight.

OUTSIDE

CAR PORT AND GARAGE

To the side of the property is a double length car port giving access to the over sized single garage with up and over door, power, light and courtesy door and window to side elevation.

GARDENS

25 Main Road stands in attractive, mature gardens. The front being approached via an impressive brick paviour drive with ample parking and turning. Otherwise laid to lawn with mature borders offering privacy. To the rear, a delightful sun terrace perfect for entertaining. Steps from terrace lead up to the large rear garden, principally laid to lawn with a great variety of mature trees, shrubs and flowering plants, complete with raised gardens, green house and shed.

SERVICES

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

