



### DIRECTIONS

From our Chepstow office proceed to the St. Lawrence roundabout, take the third exit and follow this road passing St. Pierre Country Club to the next roundabout. Take the first exit onto the B4245, continue to the mini roundabout and proceed straight over continuing for 0.5 miles. Turn left into Blackbird Road and then left onto Lapwing Avenue, where following the numbering you will find the property.

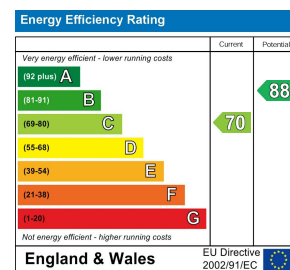
### SERVICES

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

Council Tax Band D

### TENURE - FREEHOLD

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



**47 LAPWING AVENUE, CALDICOT,  
MONMOUTHSHIRE, NP26 5RN**



**£270,000**

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

**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 and Co. are delighted to offer to the market 47 Lapwing Avenue, Caldicot, this semi-detached home offers modern open plan living, occupying a pleasant position within this sought after residential area. The property briefly comprises entrance porch, reception hall providing access to kitchen/dining room, living room and conservatory to the ground floor. To the first floor three bedrooms and family bathroom. Outside the property benefits from off-road parking for a couple of vehicles, with front and rear gardens predominantly laid to lawn.

Being situated in Caldicot a wide range of local facilities are close at hand and within walking distance to include 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 with commuting distance.

## GROUND FLOOR

### ENTRANCE PORCH

With uPVC door to front elevation. Tiled flooring. uPVC half glazed door leading to-

### ENTRANCE HALL

With wood effect flooring. Stairs to first floor.

### OPEN PLAN KITCHEN/DINING/LIVING ROOM

#### SITTING ROOM

**7.02m to french doors x 3.02m (23'0" to french doors x 9'10")**

A spacious open plan reception room. Feature fireplace with inset gas fire. Window to front elevation.

#### KITCHEN/DINER

**5.14m x 3.09m (16'10" x 10'1")**

An open plan kitchen/diner with kitchen area appointed with a matching range of base and eye level storage units with ample work surfacing over. Inset one and a half bowl and drainer stainless steel sink unit with chrome mixer tap. Built-in appliances include 4 ring electric hob, eye level oven and washing machine. Wood effect flooring throughout. Frosted glazed door to side elevation. French doors from dining area leading to:-

## CONSERVATORY

A lovely area to enjoy with windows and doors to rear garden.

## FIRST FLOOR STAIRS AND LANDING

Window to side elevation. Airing cupboard. Loft access point.

## BEDROOM 1

A double bedroom with built-in wardrobes. Window to front elevation.

## BEDROOM 2

A double bedroom with window to rear elevation.

## BEDROOM 3

A single bedroom with window to front elevation.

## BATHROOM

Appointed with a white three-piece suite to include panelled bath with electric shower over, pedestal wash hand basin inset into vanity storage unit and low level WC. Chrome heated towel rail. Fully tiled walls and flooring. Window to rear elevation.

## OUTSIDE

To the front of the property there is off-road parking for a couple of vehicles and a lawned area. To the rear is a spacious private garden with an area laid to lawn and a hardstanding with fenced boundary.

## SERVICES

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

