



DIRECTIONS

From our Chepstow office proceed towards the town of Caldicot, taking the left hand turn at Mitel roundabout towards Portskewett, proceed through the village where upon reaching the church on your right hand side, take the right turn. Continue through the traffic lights and over the railway bridge which will take you into Great Spring Road, continue along Great Spring Road, where you will find Lave Way on your right.

SERVICES

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

Council Tax Band F.

MAINTENANCE AND SERVICE CHARGE

£207.07 per annum to First Port management Company

TENURE - FREEHOLD

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



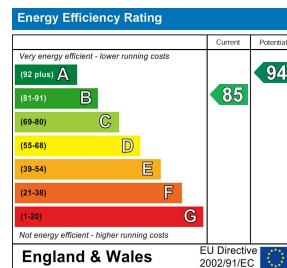
GROUND FLOOR
875 sq ft. (81.3 sq.m.) approx.

1ST FLOOR
688 sq ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 1563 sq ft. (145.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, windows, doors 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 a guide only. Any prospective purchaser, the vendor, agent and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Planimeter 10000



**110 LAVE WAY, SUDBROOK, CALDICOT,
MONMOUTHSHIRE, NP26 5WA**



OFFERS IN EXCESS OF £430,000

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.

110 Lave Way comprises a Lifestyle Range property built by Redrow Homes, offering attractive, elegant and well-presented accommodation with three double bedrooms all benefiting from en-suite facilities in addition to attractive living room and kitchen/family/dining room. Lave Way forms a part of this popular and rapidly establishing development, located in the Historic Village of Sudbrook and nearby Portskewett with a range of local facilities and amenities.

Excellent motorway networks available at nearby Chepstow and Magor.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Stairs off: -

CLOAKROOM/WC

With low level WC and pedestal wash hand basin with splashback. Window to front elevation.

LIVING ROOM

5.31m x 3.45m (17'5" x 11'4")

Bright and airy room with bay window to front elevation.

KITCHEN/FAMILY/DINING ROOM

7.67m x 3.81m (25'2" x 12'6")

Spacious and well-designed kitchen/family/dining room with contemporary range of base and eye level storage units with ample work surfacing over. Four ring gas hob with extractor hood over and twin ovens. Integrated fridge/freezer and dishwasher. Window to rear elevation along with patio doors leading from the family area to the rear garden.

UTILITY ROOM

With a range of storage units. Single drainer sink unit. Space for washing machine. Wall-mounted gas fired boiler. Door to side.

FIRST FLOOR STAIRS AND LANDING

Loft access point. Doors to bedrooms.

BEDROOM 1

3.89m x 3.61m (12'9" x 11'10")

A double bedroom with bay window to front elevation. Built-in, walk-in wardrobe. Access to: -

EN-SUITE BATHROOM

Spacious and well-appointed bathroom with step-in shower, low level WC, panelled bath and half pedestal wash hand basin. Part-tiled walls. Heated towel rail. Window to front elevation.

BEDROOM 2

3.53m x 2.79m (11'7" x 9'2")

A double bedroom with window to rear elevation.

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include step-in shower, low level WC and half pedestal wash hand basin. Heated towel rail. Window to side elevation.

BEDROOM 3

3.51m x 3.40m (11'6" x 11'2")

A double bedroom with window to rear elevation.

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include step-in shower, low level WC and half pedestal wash hand basin. Heated towel rail. Window to rear elevation.

OUTSIDE

GARAGE

The property benefits from a single car garage with up and over door, power and light, being approached via driveway offering parking for several vehicles.

GARDENS

110 Lave Way stands in attractive, large gardens which are laid extensively to lawn with a maturing range of trees and shrubs and also benefits from patio area perfect for entertaining.

SERVICES

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

