



## DIRECTIONS

From Chepstow town centre proceed to the A48 in the direction of Newport. Proceed to the village of Caerwent where, shortly after the speed camera on the left hand side, turn left into the village of Caerwent. Proceed along this road without deviation where at the crossroads turn left passing the Coach & Horses pub on your right hand side. Proceed along this road without deviation into the village of Caldicot where at the first roundabout take the first exit into the Redrow development. Proceed along this road where at the end of the road turn right and then turn left into Heol Ithon where, following the numbering, you will find the property on the right hand side.

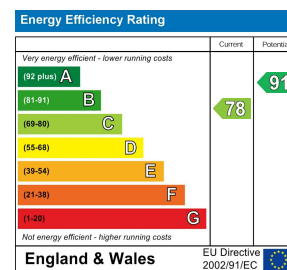
## SERVICES

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.



TOTAL FLOOR AREA: 1081 sq.ft. (99.4 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of all areas, including walls and other areas are approximate and are intended to be used for general guidance only. They are not intended to be used for any other purpose. They are for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and are provided as to their condition by others and are not guaranteed.

**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.



**20 HEOL ITHON, CALDICOT, MONMOUTHSHIRE,  
 NP26 4RF**



**£324,950**

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

20 Heol Ithon comprises of a well-appointed semi-detached family home situated within this quiet residential area. The property is in superb condition throughout and briefly comprises of reception hall giving access to ground floor w.c., living room and kitchen/dining room with three bedrooms, master of which en-suite, as well as separate family bathroom to the first floor. Outside the property is approached via a tarmac driveway giving access to single garage and gated access leading to rear gardens which benefit from paved seating area and lawn.

Being situated in Caldicot, a number of facilities are close at hand to include local primary and secondary schools, pubs, restaurants and shops with a further range of amenities in nearby Magor and Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

Giving access to all ground floor rooms. Stairs to first floor. Understairs storage cupboard with plumbing and space for washing machine.

### GROUND FLOOR WC

Appointed with a two-piece suite comprising wall mounted corner wash hand basin with chrome mixer tap and tiled splashback and low level WC. Frosted window to side elevation.

### SITTING ROOM

**4.97m x 3.28m (16'3" x 10'9")**

A spacious reception room with large picture window to front elevation.

### OPEN PLAN KITCHEN/DINER

**3.164m x 5.48m (10'4" x 17'11")**

Appointed with a good range of modern base and eye level storage units with granite effect worktops over. Fitted appliances include four ring SMEG gas hob with stainless steel extractor fan over and glass splashback, SMEG microwave, oven, dishwasher and fridge/freezer. Inset one and a half bowl and drainer stainless steel sink unit with chrome mixer tap. Window to rear in the kitchen area and French doors leading to rear garden in the dining area.

## FIRST FLOOR STAIRS AND LANDING

Loft access point. Airing cupboard and storage cupboard.

## FAMILY BATHROOM

Appointed with a three-piece suite to include panelled bath with shower over and glass shower screen, low level WC and wall mounted wash hand basin with chrome tap. Chrome heated towel rail. Part tiled walls. Frosted feature window to front elevation.

## BEDROOM 1

**3.69m x 3.31m (12'1" x 10'10")**

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

## EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include double shower unit with sliding glass door and chrome shower over, wall mounted wash hand basin and low level WC. Tiled splashbacks. Chrome towel rail.

## BEDROOM 2

**3.07m x 3.05m (10'0" x 10'0")**

A double bedroom with window to rear elevation with views across the garden.

## BEDROOM 3

**3.19m x 2.29m (10'5" x 7'6")**

A single bedroom with window to rear elevation.

## OUTSIDE

To the rear is a spacious garden with patio area perfect for entertaining. Two stone chipped areas and lawn with stone chipped borders. Outside tap. Gate leading to the front. To the front is a driveway with parking for two vehicles leading to single car garage with up and over door, power and lighting. Pathway leading to front entrance with mature borders.

## SERVICES

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

