



### DIRECTIONS

From our Chepstow office, continue along the A48 towards Newport, passing St Pierre Golf and Country Club. At the roundabout, take the first turning on your left, then take the next left and proceed without deviation into the village of Portskewett, as you drive through the village, you will see the village Church, turn left in front of this then proceed over the railway line and into the village of Sudbrook. Continue without deviation along the main road through the village, where you will find 4 The Villas on your left hand side

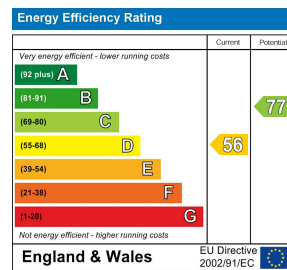
### SERVICES

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.



TOTAL FLOOR AREA: 2070 sq.ft. (195 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, the measurements, dimensions, areas and other details are approximate and not necessarily to scale. No responsibility is accepted for any errors or omissions. The plans for this property are for guidance only and should be used in conjunction with a professional surveyor. The services, appliances and equipment shown are not intended to be a guarantee of their availability or condition.

**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.



## 4 THE VILLAS SUDBROOK, CALDICOT, MONMOUTHSHIRE, NP26 5SZ



**£370,000**

Sales: 01291 629292

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4 The Villas comprises an attractive Victorian semi-detached home, situated in a popular and quiet village location retaining excellent access to schools and amenities in Portskewett, Caldicot and Chepstow. The property enjoys fantastic spacious and versatile living accommodation to suit a variety of markets and briefly comprises to the ground floor entrance hall, lounge, dining room, kitchen/breakfast room, conservatory and shower room, whilst to the first floor there are three double bedrooms and a family bathroom. Further benefits include a sizeable rear garden backing onto open fields, a range of useful outbuildings and private driveway parking to the front.

Being situated in Sudbrook a range of local facilities are close at hand in nearby Portskewett including primary schooling, shop and pub, 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 HALL

uPVC entrance door leads into a welcoming and generous reception hall with stained glass window to front elevation. Feature half-turn staircase leading to the first floor. Useful under stairs storage area.

### LOUNGE

**4.22m x 3.63m (13'10" x 11'11")**

A spacious reception room with window to front elevation. Feature fireplace with inset gas fire.

### DINING ROOM

**4.22m x 3.63m (13'10" x 11'11")**

With window to rear elevation. Feature fireplace with quarry tiled hearth.

### SHOWER ROOM

Recently refitted with a corner shower unit with mains fed shower over, low level WC and wash hand basin inset into vanity storage unit. Frosted window to side elevation. Space and plumbing for washing machine. Wall mounted Potterton gas boiler.

### KITCHEN/BREAKFAST ROOM

**3.73m x 3.00m (12'3" x 9'10")**

Appointed with an extensive range of modern base and eye level storage units with solid woodwork tops over. Tiled splashbacks. Feature freestanding electric Range cooker with extractor hood over. Space for slimline dishwasher. Inset stainless steel sink. Breakfast bar providing additional storage and breakfast area. Window and door into :-

### CONSERVATORY

**3.76m x 3.30m (12'4" x 10'10")**

The conservatory provides an excellent versatile space with a fitted breakfast bar and base units. Space for fridge/freezer. French doors to rear garden.

### FIRST FLOOR STAIRS AND LANDING

Spacious galleried landing with window to front elevation. Useful walk-in storage cupboard with shelving. Landing area provides an ideal library or study area.

### BEDROOM 1

**4.22m x 3.63m (13'10" x 11'11")**

A generous double bedroom with window to front elevation.

### BEDROOM 2

**4.22m x 3.63m (13'10" x 11'11")**

A very generous double bedroom benefitting from built-in storage. Window to rear elevation enjoying views over the gardens and fields beyond. Loft access point.

### BEDROOM 3

**3.73m x 3.00m (12'3" x 9'10")**

A double bedroom benefitting from fitted storage units. Window to rear elevation, once again enjoying far reaching countryside views.

### FAMILY BATHROOM

Comprising a modern neutral suite to include panelled bath with mains fed shower over and glass shower screen, low level WC and wash hand basin inset into vanity unit. Part-tiled walls. Heated towel rail. Frosted window to side elevation.

### OUTSIDE

To the rear is a sizeable level garden comprising small paved patio area accessed from the conservatory. Pathway leads to additional patio areas providing an excellent space for dining and entertaining. Summer House at the rear of the garden provides additional seating area. There is also an area laid to lawn with a range of attractive matures plants and shrubs as well as a useful outbuilding providing a workshop or studio space. Gated pedestrian side access to the front of the property. To the front is a blocked paved driveway providing parking for two vehicles. Low maintenance garden laid to stones. Pathway to front entrance.

### SERVICES

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

