



### DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right on to the A48. Continue along this road without deviation to the roundabout taking the third exit continuing on the A48 to the next roundabout and then take the first exit heading towards Caldicot. At the following roundabout go straight over, in the direction of Magor. Upon entering the village of Rogiet, bear left into Station Road, turning right at the first mini-roundabout into Barn Owl Road. Continue along Barn Owl Road, turning left into Martin Close, then bear right. You will then find this property on your left-hand hand side.

### SERVICES

All mains services are connected, to include mains gas central heating. Council Tax Band F.

### TENURE - FREEHOLD

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



# 31 MARTIN CLOSE, ROGIET, CALDICOT, MONMOUTHSHIRE, NP26 3UG

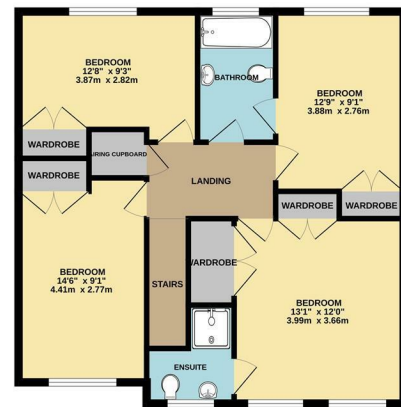
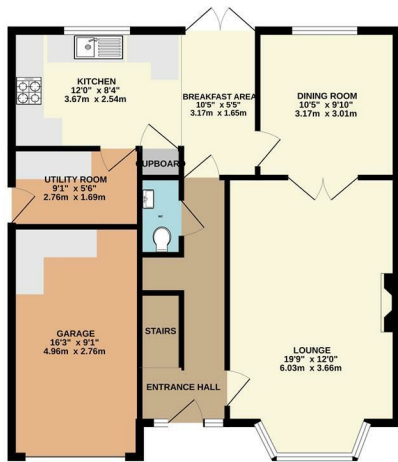
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## £414,950

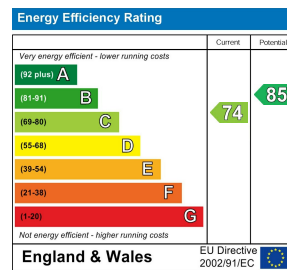
Sales: 01291 629292  
E: sales@thinkmoon.co.uk

GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.

1ST FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 1536 sq.ft. (142.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, 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 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.

31 Martin Close is an immaculately presented detached house, occupying a pleasant position in a quiet cul-de-sac within the ever-popular village of Rogiet. The property has undergone some cosmetic updating recently to include new carpets and decorating throughout the first floor and stairs with modern kitchen and utility room. 31 Martin Close comprises the ground floor, reception hall giving access to cloakroom/wc, sitting room, dining room, kitchen/breakfast room leading to utility with courtesy door to garage. To the first floor there are 4 double bedrooms all benefitting from built-in wardrobes, the master with en-suite shower room and the guest bedroom with Jack and Jill access to the family bathroom. Outside the property benefits from a block paved driveway to the front with parking for two vehicles and access to the integral garage. Beautifully maintained and well stocked gardens to the front and rear, with the rear garden enjoying views of Rogiet Church which dates back to the 14th century.

Being situated in Rogiet a range of facilities are close at hand to include primary school and local shop, with a further abundance of amenities in nearby Caldicot and Chepstow. The Severn Tunnel Train Station is within walking distance and Rogiet has easy access to the A48, M4 and M48 motorway networks which bring Bristol, Cardiff and Newport all within commuting distance.

## GROUND FLOOR

### RECEPTION HALL

Half glazed door with full length glazed windows to either side. Stairs to first floor.

### GROUND FLOOR WC

Low level WC and wash hand basin with mixer tap, both set into vanity unit. Chrome heated towel rail. Fully tiled walls.

### SITTING ROOM

**3.66m x 5.17m (12'0" x 16'11")**

Bay window to front elevation. Feature fireplace with gas fire. Wood effect flooring. Glazed doors leading to: -

### DINING ROOM

**2.96m x 3.28m (9'8" x 10'9")**

Window to rear elevation. Glazed door leading to: -

### KITCHEN/BREAKFAST ROOM

**5.27m x 3.18m (17'3" x 10'5")**

A recently renovated kitchen offering a range of eye and base level storage units with marble effect worktops and upstand splashbacks. One and a half bowl and drainer ceramic sink with chrome tap. Freestanding four ring electric cooker with extractor over. Space for fridge/freezer and dishwasher. Handy storage cupboard. Window and uPVC patio doors leading out to the rear garden. Door to: -

### UTILITY ROOM

**2.59m x 1.64m (8'5" x 5'4")**

With a range of base and eye level storage cupboards. Space and plumbing for washing machine and tumble dryer. Single bowl ceramic sink with mixer tap. Door to side elevation. Courtesy door to integral garage.

### FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

### PRINCIPAL BEDROOM

**3.61m x 3.97m (11'10" x 13'0")**

Two windows to front elevation. Fitted double wardrobes.

### EN-SUITE SHOWER ROOM

Appointed with a three piece suite to include single shower with chrome shower attachment and glass shower door, low level WC and wash hand basin with chrome mixer tap inset into vanity storage unit. Part-tiled walls. Chrome heated towel rail. Frosted window to front elevation.

### BEDROOM 2

**2.75m x 3.88m (9'0" x 12'8")**

Window to rear elevation. Double built-in wardrobe. Access to Jack&Jill bathroom.

### JACK AND JILL BATHROOM

Low level WC and wash hand basin with chrome mixer tap, both inset into storage unit, panelled bath with chrome taps and chrome shower attachment. Frosted window to rear elevation. Fully tiled walls.

### BEDROOM 3

**2.59m x 4.56m (8'5" x 14'11")**

Window to front elevation. Built-in wardrobes.

### BEDROOM 4

**3.77m x 2.84m (12'4" x 9'3")**

Window to rear elevation. Built-in wardrobe.

### OUTSIDE

#### GARAGE

With electric up and over door, power and light. Courtesy door to utility room.

#### GARDENS

To the front is a block paved driveway with parking for two vehicles as well as lawn with stone chip borders. To the rear is a beautiful garden with stunning countryside views towards Rogiet church. Large patio area and level lawn with mature borders, complete with a green house and gazebo with power and 18' shed with power and lighting, all to remain.

#### SERVICES

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

