



DIRECTIONS

From Chepstow town centre proceed up Moor Street, turning right onto the A48 to the St. Lawrence roundabout. Take the third exit toward Caldicot, continue along this road to the next roundabout, take the first exit and continue on this road without deviation to the village of Rogiet. Turning left into Ifton Road, proceed along taking the first right turning into Crossway where following the numbering you will find the property towards the end of the road on the right.

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.



**5 CROSSWAY, ROGIET, CALDICOT,
MONMOUTHSHIRE, NP26 3SH**

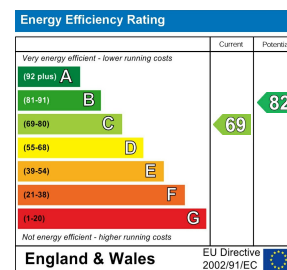
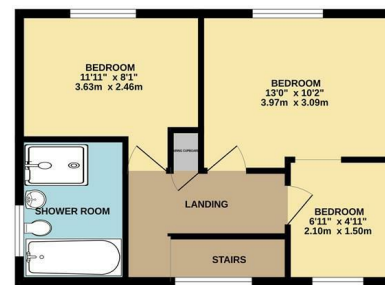


£315,000

Sales: 01291 629292
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GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA - 1066 sq.ft. (99.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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.

Moon & Co are delighted to offer to the market 5 Crossway, a semi-detached updated and extended spacious three-bedroom family home, located in the popular village of Rogiet. The property briefly comprises to the ground floor, a welcoming reception hall giving access to the spacious sitting room, modern kitchen/diner, utility room and ground floor WC. To the first floor are three bedrooms and family bathroom. The property benefits from a low maintenance rear garden with off-road parking for several vehicles to the front.

The property is situated in the village of Rogiet with a range of local facilities to include shop and garage, 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

ENTRANCE HALL

A welcoming entrance hall giving access to ground floor rooms and stairs leading to the first floor. Composite door and uPVC window to front elevation. Ceramic tiled flooring.

KITCHEN/DINER

3.09m x 6.45m (10'1" x 21'1")

A spacious and light kitchen/diner appointed with a good range of modern base and eye level storage units with wooden work surfacing over. Inset Belfast sink with chrome mixer tap. Fitted appliances include four ring gas hob with stainless steel extractor hood over, electric oven and dishwasher. Space for American style fridge/freezer. Part tiled walls and Ceramic tiled flooring. Windows to front and side elevation.

UTILITY ROOM

2.18m x 3.42m (7'1" x 11'2")

Appointed with a range of base and eye level storage units with wooden work surfacing over. Space for washing machine and tumble dryer. Part tiled walls and Ceramic tiled flooring. Half glazed uPVC door to the side elevation.

WC

Comprising low level WC and wash hand basin inset to vanity storage unit with chrome mixer tap. Heated towel rail. Frosted window to rear elevation.

SITTING ROOM

6.92m x 3.52m (22'8" x 11'6")

A bright and airy reception room uPVC French doors to rear garden. Wood burning stove with oak mantle and slate hearth. Wood effect flooring.

FIRST FLOOR STAIRS AND LANDING

With large picture window to front elevation. Loft access point with integral ladder leading to a partially boarded loft with light. Cupboard housing combi boiler.

BEDROOM 1

3.1m x 3.97m (10'2" x 13'0")

A double bedroom with window to rear elevation.

BEDROOM 2

3.34m x 3.63m (10'11" x 11'10")

A double bedroom with window to rear elevation.

BEDROOM 3

3.01m x 2.11m (9'10" x 6'11")

A single bedroom with window to front elevation. Storage cupboard over the stairs.

BATHROOM

Comprising panelled bath with chrome mixer tap, wash hand basin with chrome mixer tap and low level WC inset to vanity storage unit and walk-in shower area with rain fall shower over. Fully tiled walls and flooring. Frosted window to side elevation.

OUTSIDE

To the front is a spacious stone chipped driveway providing off road parking for several vehicles and a spacious level lawned area with a mature tree and fenced boundary. To the

side is gated access leading to a storage area and the rear garden. To the rear is a low maintenance, private garden with patio area, slate chipped borders, an area laid with artificial grass and raised decked area ideal for entertaining. Useful storage shed, electric socket and outside tap.

SERVICES

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

