



## DIRECTIONS

From Chepstow, proceed to the centre of Caldicot, turning right onto Church Road. Proceed along Church Road, over the first mini roundabout, taking third exit on the second mini roundabout into Heol Trothy. Proceed along the development, taking first left hand turn into Heol Sirhowy and then bearing right into Clos Llynfy. At the "T"-junction turn left and then immediate right into Parc Rhudd, proceed along this road where you will find the property in front you before the left hand turn.

## 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.



# 6 PARC RHUDD, CALDICOT, MONMOUTHSHIRE, NP26 4RL

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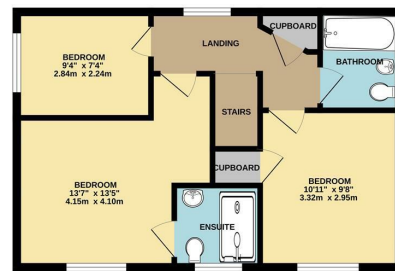
**£335,000**

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

GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.

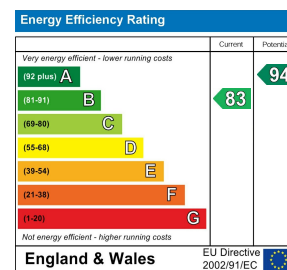


1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst 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.  
Made with Hozonpro CC04.



**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.



Offered with the benefit of no onward chain, 6 Parc Rhudd comprises an immaculately presented detached family home having been constructed in 2021 and situated in a most sought-after residential location within a quiet cul-de-sac setting looking out over open woodland.

The well-planned living accommodation offers to the ground floor: reception hall, WC/ cloakroom, open plan kitchen/ dining room, utility room and a well-proportioned lounge. To the first floor there are three bedrooms including principal with en-suite shower room and a separate family bathroom.

Further benefits include a fully enclosed, low-maintenance garden and private driveway offering parking for up to three vehicles. We would strongly advise an internal viewing to appreciate the space and finish to this property.

## GROUND FLOOR

### ENTRANCE HALL

A generous reception hall with door to front elevation and understairs storage cupboard. Stairs to first floor.

### CLOAKROOM/WC

Comprising low level WC and pedestal wash hand basin with mixer tap and tiled splashback.

### LOUNGE

**5.41m x 3.14m (17'8" x 10'3")**

A very generous reception room with double aspect windows looking out to open woodland to the rear.

### OPEN PLAN KITCHEN/DINING ROOM

**5.41m x 3.18m (17'8" x 10'5")**

A well-proportioned kitchen/dining room, enjoying double aspect to the side and rear elevations affording open woodland views, with French doors leading to rear garden. Kitchen appointed with a range of contemporary base and eye level storage units with ample work surfacing over. Integrated appliances include four ring gas hob with extractor over and electric oven/grill below, fridge/freezer and dishwasher. Inset one bowl and drainer stainless steel sink unit. Door to:-

### UTILITY ROOM

**1.79m x 1.69m (5'10" x 5'6")**

Comprising a further range of fitted base and eye level storage units with ample work surfacing over. Space for washing machine and tumble dryer. Useful understairs storage cupboard. Wall mounted Ideal gas combi-boiler. Door to front elevation.

### FIRST FLOOR STAIRS AND LANDING

Window to front elevation. Loft access point and useful storage cupboard. Doors to all first floor rooms.

### PRINCIPAL BEDROOM

**4.15m x 4.10m (13'7" x 13'5")**

A generous and well-proportioned double bedroom with window to the rear elevation, overlooking open woodland. Door to :-

### EN-SUITE SHOWER ROOM

Comprising a modern neutral suite to include double width walk in shower cubicle with mains fed shower over, low level WC and pedestal wash hand basin with mixer tap. Heated towel rail. Part-tiled walls. Frosted window to rear elevation.

### BEDROOM 2

**3.32m x 2.95m (10'10" x 9'8")**

Another generous double bedroom with a window to the rear elevation also enjoying open woodland views. Built-in storage cupboard.

### BEDROOM 3

**2.84m x 2.24m (9'3" x 7'4")**

A double bedroom with a window to the side elevation. Also offering versatile use as a home office, if required.

### FAMILY BATHROOM

Comprising a modern neutral suite to include panelled bath with mixer tap, pedestal wash hand basin with mixer tap and low level WC. Part-tiled walls. Heated towel rail. Frosted window to the side elevation.

### OUTSIDE

To the front is a pathway leading to the utility room door and side pathway access to the front entrance. Gated pedestrian access to rear garden. Private driveway to the side offering parking for three vehicles. To the rear is a low maintenance private and level garden with a paved patio area and a lawned area, offering a blank canvas.

### SERVICES

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

