



DIRECTIONS

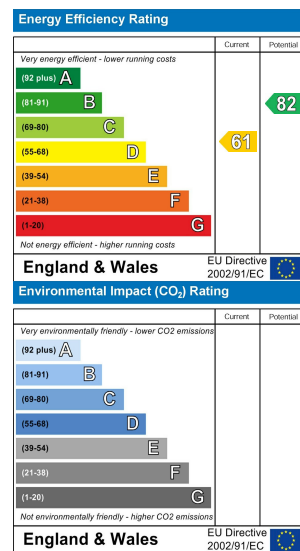
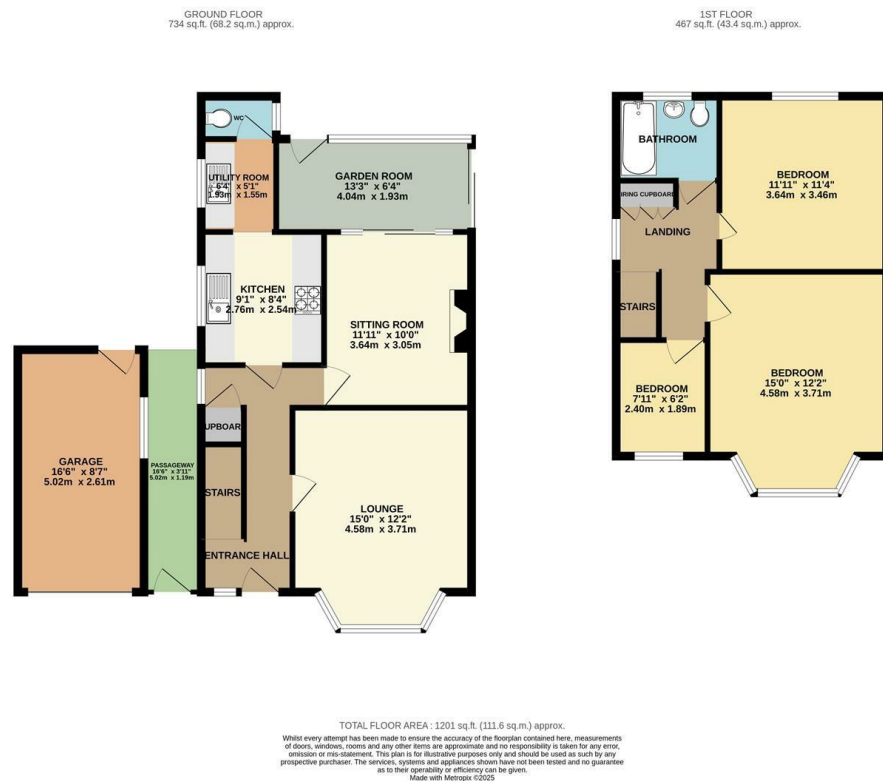
From our Chepstow office proceed up the High Street and through the Arch before continuing on Moor Street to the junction. Turn right and continue up the hill until you pass the petrol garage on your left and come to the roundabout. Continue straight ahead on the A48 and continue through the village of Pwllmeyric and past St Pierre resort. At the roundabout turn left and then take the first left signposted Leechpool. As you enter the village of Portskewett turn left onto Black Rock Rd where the property can be found on your left 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.



**WOODFIELD, 11 BLACK ROCK ROAD,
PORTSKEWETT, CALDICOT, MONMOUTHSHIRE,
NP26 5TN**

3 1 3 D

£399,950

**Sales: 01291 629292
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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.

Offered to the market with the benefit of no onward chain, Woodfield comprises an attractive 1930's detached property occupying a sizeable level plot within this sought-after village location. The current well-planned accommodation briefly comprises; entrance hall, lounge with feature bay window, dining room, kitchen, conservatory, utility and WC/ cloakroom to the ground floor, whilst there are three bedrooms and a family bathroom to the first floor. The property further benefits a private extensive driveway, detached garage and generous mature gardens to the front, side and rear. There is excellent potential for extension to both the side and/or the rear offering fantastic opportunity to create a delightful family home within this popular and peaceful location, on a no-through road and backing onto open woodland and countryside. We strongly recommend a viewing to appreciate the potential this property has to offer.

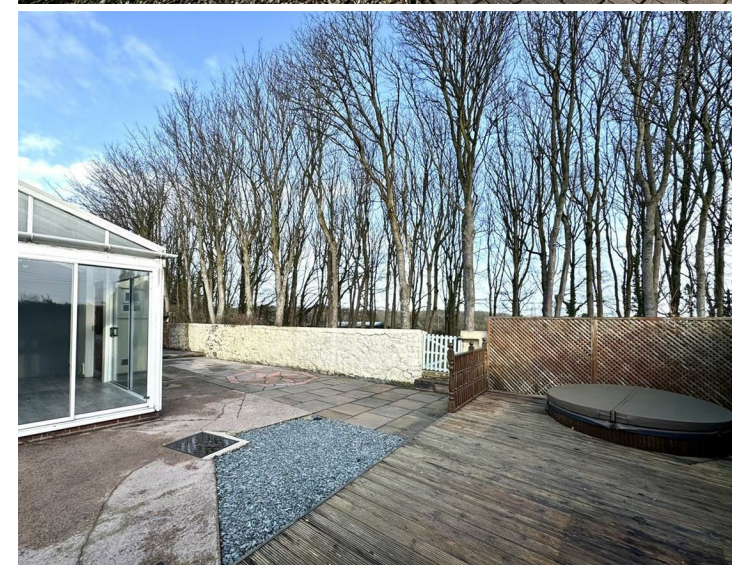
Situated in the sought-after village of Portskewett in Monmouthshire, 4 miles from Chepstow and 1 mile from Caldicot. There is a village shop, popular junior school, doctor's surgery, church and a pub close to the village centre, with the local Cornfields village recreation area nearby. It has easy access via Motorway (M48 & M4) and Rail to Cardiff, Newport and Bristol. The nearest local town is Caldicot, where you will find a shopping centre with free parking, supermarkets to include Aldi and Asda, and weekly markets in the town centre. Caldicot has an active leisure centre with swimming pool and there are several golf courses nearby. The town is proud of its history, and its Medieval Castle with spacious grounds and Country Park which is within walking distance of this property.

OUTSIDE

The property sits in a sizeable level plot and offers fantastic potential for extension to both the side and or the rear subject to the necessary consent. To the front double wrought iron gates lead onto a sizeable private block paved driveway providing plenty of off-street parking which in turn leads to the front entrance of the property and detached garage with manual up and over door. The front garden is level and comprises a well-maintained lawn with a range of attractive plants, shrubs and trees. Low level brick wall to the front boundary and to one side and timber fencing to the other side boundary. Gated pedestrian access leads down one side of the property and to the other side of the property there is a pedestrian pathway leading to the rear garden, as well as a level garden area to the side, mainly laid lawn with low level stone wall. There is open access to the rear garden which is low maintenance and level comprising a sizeable decking area perfect for dining and entertaining, as well as an area laid to stones and a substantial paved patio area, again perfect for relaxing and entertaining, whilst enjoying views over open woodland to the rear. The property also benefits pedestrian gated access leading out to the open woodland at the rear.

SERVICES

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



BEDROOM 3

2.40m x 1.89m (7'10" x 6'2")

A single bedroom or indeed would make an ideal home office with a window to the front elevation.

FAMILY BATHROOM

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



GROUND FLOOR

ENTRANCE HALL

uPVC entrance door leads into a spacious and welcoming entrance hall with tiled flooring. Stairs to the first floor. Useful under stairs storage cupboard with a window to the side elevation.

LOUNGE

4.58m x 3.71 (15'0" x 12'2")

A well-proportioned front reception room enjoying a feature bay window to the front elevation overlooking the gardens. Feature fireplace.

DINING ROOM

3.64m x 3.05m (11'11" x 10'0")

A great size second reception room which could be utilised as a formal dining room, enjoying a double aspect with patio door leading to the conservatory at the rear and a window to the side elevation. Feature fireplace.



KITCHEN

2.76m x 2.54m (9'0" x 8'3")

Comprising an extensive range of fitted base and eye level storage units with laminate worktops over and tiled splash backs. Inset one and a half bowl and drainer stainless steel sink unit. Space for cooker with overhead extractor fan, fridge and freezer. Window to the side elevation. Tiled flooring. Open access and step down leads to:-

UTILITY ROOM

1.93m x 1.55m (6'3" x 5'1")

Comprising fitted base and eye level storage units with laminate worktops over and tiled splash backs. Inset one bowl and drainer stainless steel sink unit. Space for washing machine and tumble dryer. Window to the side elevation. Tiled flooring.

WC/CLOAKROOM

Comprising a suite to include low level WC and wall mounted wash hand basin with tiled splash backs. Frosted window to the rear elevation. Tiled flooring.

CONSERVATORY

4.04m x 1.93m (13'3" x 6'3")

Offering a further versatile space enjoying views over the rear gardens, woodlands and countryside beyond. Two sets of patio doors lead to the rear garden. Separate wooden door to the rear elevation.



FIRST FLOOR STAIRS AND LANDING

With frosted window to the side elevation. Built-in airing cupboard housing the Worcester gas combination boiler. Loft access point. Doors to all first-floor rooms.

BEDROOM 1

4.58m x 3.71m (15'0" x 12'2")

Comprising a very generous double bedroom enjoying a feature bay window to the front elevation.

BEDROOM 2

3.64m x 3.46m (11'11" x 11'4")

Again, a very good size double bedroom with a window to the rear elevation enjoying fantastic open views across woodland and countryside to the rear.

