



## DIRECTIONS

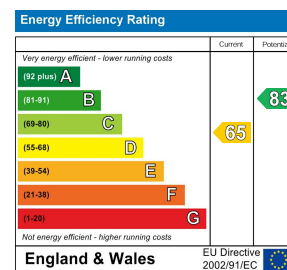
From our Chepstow office proceed up the High Street turning right onto the A48. At the roundabout proceed straight over continuing along the A48 to the next roundabout, taking the left hand turn onto the Caldicot by-pass. At the Mitel roundabout head straight over then taking the right hand turning right towards the village centre at Caldicot. Take the second turning right into Castle Lea where following the numbering you will find the property.

## 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.



TOTAL FLOOR AREA: 1655 sq.ft. (153.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Moonplan (2020)

**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.



**39 CASTLE LEA, CALDICOT, MONMOUTHSHIRE,  
NP26 4HR**

4 1 2 D

**£369,950**

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



Offered to the market with the benefit of no onward chain, Castle Lea comprises a deceptively spacious detached dormer bungalow affording a fantastic well-planned and versatile living accommodation to suit a variety of markets. The layout briefly comprises to the ground floor: reception hall, lounge, dining room, kitchen, two double bedrooms and a family bathroom as well as two further bedrooms and WC to the first floor. The property further benefits from a private extensive driveway, garage and low-maintenance gardens both to the front and rear. We would strongly recommend an internal viewing to appreciate what this property has to offer.

The property is located on the well respected Castle Lea development. The development itself is located in the heart of Caldicot, thus giving excellent access to nearby supermarkets and other amenities, as well as good local schooling. The M48 motorway and the M4 motorway at Chepstow and Magor ensure good access for the busy commuter.

GROUND FLOOR

ENTRANCE HALL

An entrance door and side glazed panel leads into a welcoming and spacious reception hall. Stairs to first floor. Useful built-in storage cupboard housing the Worcester gas combination boiler (installed within the last year).

LOUNGE

5.30m x 3.35m (17'4" x 10'11")

A generous reception room enjoying a full height window to the front elevation overlooking the garden. Glazed panel to reception hall. Sliding door leading to :-

DINING ROOM

3.44m x 2.62m (11'3" x 8'7")

A good size reception space enjoying a full height window to front elevation overlooking the gardens.

KITCHEN

3.44m x 2.68m (11'3" x 8'9")

A fantastic opportunity to re-configure and create an open plan kitchen/dining space depending on requirements. The current kitchen comprises an extensive range of fitted base and eye level storage units with ample laminate work surfacing over. Inset one bowl and drainer stainless steel sink with mixer tap. Space for freestanding gas cooker, washing machine and dishwasher. Part-tiled walls. Window to side elevation.

FAMILY BATHROOM

Comprising a three piece suite to include panelled bath, pedestal wash hand basin and WC. Part-tiled walls. Frosted window to side elevation.

BEDROOM 1/RECEPTION ROOM

4.48m x 3.03m (14'8" x 9'11")

A great size versatile space with patio door leading to the rear garden.

BEDROOM 2

3.03m x 2.32m (9'11" x 7'7")

A good size double bedroom with window to rear elevation enjoying views over the garden.

FIRST FLOOR STAIRS AND LANDING

With access to all first-floor rooms. Access to eaves storage space.

WC

Comprising a two piece suite to include wall mounted wash hand basin with tile splashback and low level WC. Loft access point. Built-in airing cupboard. Access to the eaves. Velux window.

BEDROOM 3

5.06m x 3.33m (16'7" x 10'11")

A great size double bedroom with window to the front elevation.

BEDROOM 4

3.33m x 3.03m (10'11" x 9'11")

A double bedroom with window to the rear elevation.

OUTSIDE

GARDENS

To the front is a low maintenance garden which is laid to lawn and a private extensive driveway laid to tarmac, providing off street parking for up to three vehicles and leading to the single car garage. Gated pedestrian pathway leading to the rear garden. To the rear is a sizeable and low maintenance garden comprising a paved patio area perfect for dining and entertaining with a pathway leading to a level area laid to lawn. A further paved patio area at the rear corner of the garden, providing further space for dining. Fully enclosed by timber fencing to all side.

GARAGE

Single car garage with manual up and over door, power and lighting connected. Courtesy door to rear garden.

SERVICES

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

