



DIRECTIONS

From Chepstow, proceed up Moor Street, turning right onto the A48. At the High Beech Roundabout take the third exit, continuing along the A48 to the next roundabout, taking the second exit and again continuing on the A48, passing through the village of Crick. Almost at the end of the dual carriageway you will see the street sign for Cwrt Morgan on your left hand side.

SERVICES

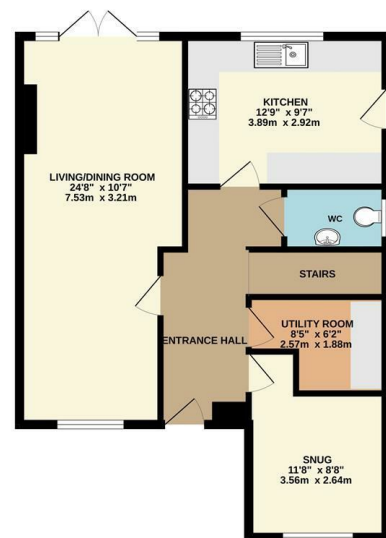
All mains services are connected, to include mains gas central heating.
Council Tax Band F

TENURE - FREEHOLD

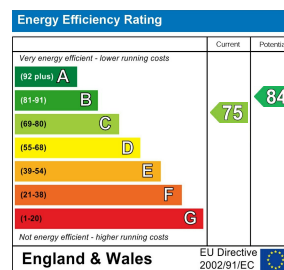
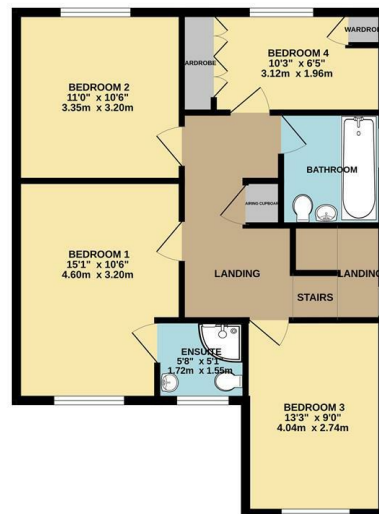
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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 operation or efficiency can be given.
Made with Metropix i2025

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.



4 CWRT MORGAN, CAERWENT, CALDICOT, MONMOUTHSHIRE, NP26 5QZ



£395,000

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

Occupying a pleasant position within a quiet cul-de-sac setting in the popular village location of Caerwent, the property comprises a detached residence that will no doubt suit a variety of markets. The well planned and deceptively spacious living accommodation is arranged over two floors and offers fantastic versatility to cater for modern day living needs. The layout briefly comprises to the ground floor, a welcoming entrance hall, sizeable lounge/diner, second reception room, kitchen, utility and WC/cloakroom. Whilst to the first floor there are four double bedrooms including principal with en-suite, as well as a family bathroom. Further benefits include a private block paved driveway and a low maintenance garden to the rear that provides a fantastic space for everyday family living.

GROUND FLOOR

RECEPTION HALL

uPVC entrance door leads into a welcoming and spacious reception hall with direct access to all ground floor rooms. Half-turn staircase to the first floor. Tiled flooring.

SNUG/DINING ROOM

2.64m x 3.56m (8'7" x 11'8")

Comprises a comfortable second reception space offering fantastic versatile use as either a permanent home office, snug or indeed formal dining room. Window to front elevation.

LOUNGE/DINER

8.23m x 8.05m (27'0" x 26'4")

Affording a sizeable reception space enjoying a dual aspect to the front and rear elevations. Offering plenty of space for a dining area, as well as a living space which enjoys French doors leading out to the rear garden.

UTILITY ROOM

2.57m x 1.88m (8'5" x 6'2")

Comprising a very practical and useful space with fitted wood effect laminate worktops, space and plumbing for washing machine, tumble dryer and fridge/freezer below. Wall mounted Glo-Worm gas combination boiler.

WC/CLOAKROOM

Comprising a modern neutral suite to include low level WC and pedestal wash hand basin with mixer tap and tiled splashbacks. Frosted window to side elevation. Tiled flooring.

KITCHEN

3.89m x 2.92m (12'9" x 9'6")

Comprises an extensive range of attractive base and eye level storage units with ample wood effect laminate worktops over. Inset one bowl and drainer sink unit with mixer tap. Feature freestanding range cooker with overhead extractor hood. Space for freestanding full height fridge/freezer. Integrated full size dishwasher. Window to the rear elevation enjoying views over the garden. uPVC stable door to the side elevation. Tiled flooring.

FIRST FLOOR STAIRS AND LANDING

With a window to side elevation. Access to all first-floor rooms. Airing cupboard with inset shelving. Loft access point.

PRINCIPAL BEDROOM

3.20m x 4.60m (10'5" x 15'1")

A very generous double bedroom with window to front elevation. Newly fitted large loft hatch with fitted ladder. Door to :-

EN-SUITE SHOWER ROOM

Comprising a contemporary suite to include corner shower cubicle with mains fed shower and waterfall shower head, low level WC and pedestal wash hand basin with mixer tap. Heated towel rail. Frosted window to front elevation. Fully tiled walls and flooring.

BEDROOM 2

3.20m x 3.35m (10'5" x 10'11")

A good size double bedroom with window to the rear elevation.

BEDROOM 3

2.74m x 4.04m (8'11" x 13'3")

A double bedroom with window to front elevation.

BEDROOM 4

3.12m x 1.96m (10'2" x 6'5")

Comprises a smaller double bedroom with fitted wardrobes to one side and further fitted wardrobe and overhead storage

to the other side. Window to the rear elevation. This room is currently utilised as a home office and would be ideal for the everyday home worker.

FAMILY BATHROOM

Comprising a contemporary neutral suite to include panelled bath with electric shower over and glass shower screen, pedestal wash hand basin with mixer tap and low level WC. Heated towel rail. Frosted window to the elevation. Fully tiled walls and flooring.

OUTSIDE

To the front the property benefits a private block paved driveway providing parking for two vehicles, low level brick walls to the front boundary and timber fencing to either side. Pathway leads to the front entrance with storm porch. The rear garden offers both privacy and low maintenance and comprises an area laid to stones, a perfect space for dining and entertaining, whilst the majority of the rear garden is laid to low maintenance artificial lawn, bordered by a range of plants and shrubs. Fully enclosed to all sides by timber fencing. Gated pedestrian access to both sides of the property. The rear garden offers a fantastic blank canvas and ideal space for everyday family living and entertaining.

SERVICES

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

