



DIRECTIONS

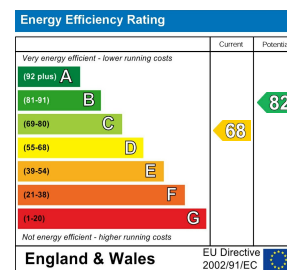
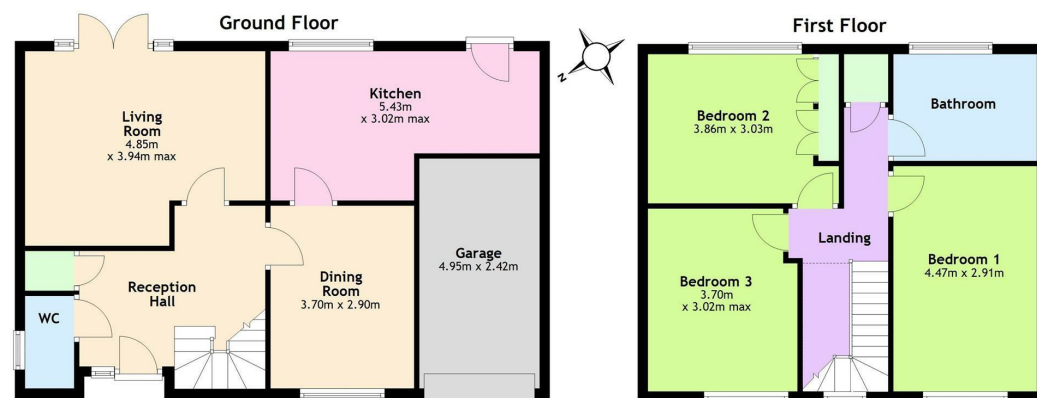
From our Chepstow office, proceed along A48 towards Caldicot, after passing St. Pierre Country Club bear left to the next roundabout taking the first exit towards Caldicot, proceed along this road taking the next turning left signposted Portskewett, continue along the road going straight over the mini roundabout, taking the next right hand turn into Oaklands Park where Number one is the first house on the left.

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.



**1 OAKLANDS PARK, PORTSKEWETT, CALDICOT,
MONMOUTHSHIRE, NP26 5UR**

3 1 2 D

£479,950

**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.

This immaculate three bedroom detached home is located in the sought after village of Portskewett, perfectly positioned in the quiet cul-de-sac of Oaklands Park. The property benefits a spacious corner plot which offers the ability to extend. The property briefly comprises reception hall, sitting room, dining room, kitchen and WC to the ground floor. Three double bedrooms and bathroom complete the first floor accommodation. A private driveway provides parking for several vehicles with access to the integral single garage, with private gardens to rear and side elevations.

Being situated in Portskewett a range of local facilities include primary school, shop, doctors surgery and local pub within walking distance, with a further abundance of amenities in nearby Caldicot and Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

ENTRANCE HALL

Spacious and welcoming reception hall with half glazed uPVC door and glazed full length panel to front elevation. Storage cupboard. Ceramic tiled flooring.

CLOAKROOM/WC

With wall mounted wash hand basin with tiled splashbacks and low-level WC. Ceramic tiled flooring. Frosted window to side elevation.

SITTING ROOM

4.85m x 3.94m (15'10" x 12'11")

A pleasant sitting room with patio doors to rear garden. Feature standalone electric fire.

DINING ROOM

3.70m x 2.90m (12'1" x 9'6")

A versatile room currently used as a formal dining room with window to front elevation.

KITCHEN/BREAKFAST ROOM

5.43m x 3.02m (17'9" x 9'10")

Appointed with a good range of base and eye level storage units with ample work surfacing over. Four ring gas hob with concealed extractor over and eye level Bosch double oven and grill. One and a half bowl and drainer sink unit with chrome mixer tap. Built-in dishwasher. Terracotta style ceramic flooring. Window to rear garden. Open to: -

UTILITY AREA

With space for full height fridge/freezer, under counter

washing machine and tumble dryer with worktop over. Wall mounted combi boiler and wall mounted cupboards. Frosted half glazed door to rear.

FIRST FLOOR STAIRS AND LANDING

Beautiful, glazed window. Loft access point and airing cupboard.

BEDROOM 1

4.47m x 2.91m (14'7" x 9'6")

A generous double bedroom with window to front elevation.

BEDROOM 2

3.86m x 3.03m (12'7" x 9'11")

With large picture window to rear elevation. Built-in wardrobes.

BEDROOM 3

3.70m x 3.02m (12'1" x 9'10")

A double bedroom with window to front elevation.

FAMILY BATHROOM

Appointed with a four-piece suite to include wash hand basin with chrome mixer tap inset to vanity storage unit, low level WC, single shower unit with electric shower over and panelled bath with chrome mixer tap. With frosted window to rear elevation. Part-tiled walls and tiled flooring.

OUTSIDE

GARAGE

4.95m x 2.42m (16'2" x 7'11")

A tarmac driveway offering parking for a number of vehicles leads to an integral garage with up and over door, power and light.

GARDENS

The property benefits from a generous L - shape private garden with level lawned area, mature trees and shrubs to the side. To the rear is a patio area perfect for dining and entertaining, with steps leading up to another patio area and level lawn. There is potential to utilise the space at the side of the property to build an extension.

SERVICES

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

