



DIRECTIONS

From our Chepstow office proceed along the A48 passing St. Pierre Golf and Country Club on your left, carry on along this road, taking the first exit at the Parkwall roundabout onto B4245. Proceed along this road and upon entering Caldicot take the first right turn onto Chepstow road, carry on along this road until Chepstow Road becomes Sandy Lane, continue without deviation, taking the left hand turn signposted Willow Close, where following the numbering you will find the property in the left hand corner of the cul-de-sac.

SERVICES

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

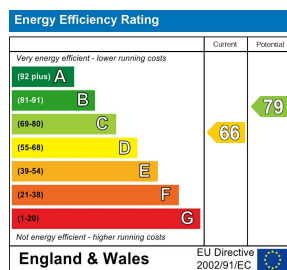
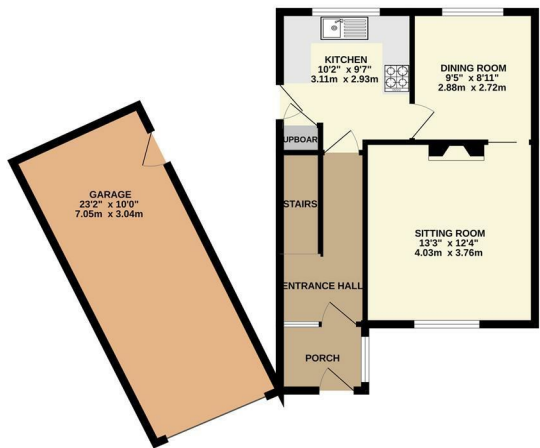
TENURE - FREEHOLD

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



GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 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 letroplan C2025

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.



9 WILLOW CLOSE, CALDICOT, MONMOUTHSHIRE, NP26 4NF



£279,950

Sales: 01291 629292

E: sales@thinkmoon.co.uk

Offered to the market with the benefit of no onward chain, this three-bedroom semi-detached property occupies a sizeable corner plot within the quiet residential cul-de-sac location of Willow Close, overlooking a green to the front. The well-planned accommodation briefly comprises to the ground floor; entrance porch, entrance hall, lounge, dining room and a fully fitted kitchen, whilst to the first floor there are two double bedrooms, a single bedroom/ideal home office, family bathroom and a separate WC. The property would benefit from some modernisation and also affords fantastic potential to re-configure and create open plan kitchen/dining space as well extension to the side or rear, subject to necessary consent. The property further benefits a private driveway providing plenty of off-street parking, a single garage and a fantastic sizeable garden to the rear providing excellent family/ entertaining space or indeed a blank canvas for the garden enthusiast. We strongly recommend arranging a viewing to appreciate the potential this property has to offer.

Situated in a quiet residential location, on a no through road, the property is a short walk to Caldicot town centre with its range of amenities and both Primary and Secondary schooling, as well as the picturesque castle and grounds. For the commuter, the M4 and M48 motorways are easily reachable providing direct links into Newport, Cardiff and Bristol.

GROUND FLOOR

ENTRANCE PORCH

uPVC glazed entrance door and side panel leading to a good-sized front entrance porch providing plenty of space for coats and shoes.

ENTRANCE HALL

Internal wooden door with side panel leads directly into the welcoming and spacious entrance hall with a staircase to the first floor landing.

LOUNGE

4.04m x 3.76m (13'3" x 12'4")

A comfortable well-proportion reception room with window to front elevation. Feature fireplace with a marble hearth and surround with gas fire. Sliding glazed door leads into: -

DINING ROOM

2.87m x 2.72m (9'5" x 8'11")

A formal dining room with plenty of space for dining table and chairs with a large picture window to the rear. Door to: -

KITCHEN

3.10m x 2.92m (10'2" x 9'7")

Comprising an extensive range of fitted base and eye level storage units with ample laminate worktops and tiled splashbacks. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Free standing gas cooker and space for full height fridge/freezer. Built-in understairs pantry with inset shelving providing additional storage. Picture window to the rear elevation and pedestrian door leading out onto the rear garden.

FIRST FLOOR STAIRS AND LANDING

Half turned staircase with window to the side aspect leads to a spacious landing area with loft hatch, built-in airing cupboard with inset shelving, housing Worcester gas combination boiler.

BEDROOM 1

3.38m x 3.05m (11'1" x 10'0")

A generous double bedroom benefiting from a built-in wardrobe and window to the front aspect enjoying views over the front gardens and the green beyond.

BEDROOM 2

3.38m x 2.87m (11'1" x 9'5")

A double bedroom with built-in wardrobe and a window to the rear aspect enjoying views over the generous private gardens and towards the Severn Estuary.

BEDROOM 3

2.59m x 2.41m (8'6" x 7'11")

A good-sized single bedroom with window to front elevation.

BATHROOM

Comprising a two-piece suite to include panelled bath with hand-held shower attachment and pedestal wash hand basin. Part-tiled walls. Frosted window to rear elevation.

WC

Low level WC. Part-tiled walls and frosted window to the side aspect.

GARAGE

7.06m x 3.05m (23'2" x 10'0")

Private driveway providing off-street parking for two vehicles leading to the single garage which is longer than an average single garage with power and light connected, manual up and over door to the front driveway and courtesy pedestrian door to the rear garden.

GARDENS

To the front there is a small front garden area, mainly laid to lawn bordered by a range of plants and shrubs, providing low maintenance garden with paved pathway leading to the entrance porch. To the rear is a sizeable, paved patio area providing a perfect private space for dining, entertaining and relaxing whilst enjoying the east and south-westerly sunshine. The garden is both sizeable and beautifully landscaped with a second paved patio area at the rear of the property enjoying a direct south-westerly aspect providing a beautiful sunny spot. There are several areas laid to lawn, perfect for children to play or indeed as a blank canvas for the garden enthusiast, bordered by a range of attractive plants, shrubs and trees. There is a useful greenhouse and a separate lockable garden store providing a perfect storage facility. The rear garden is fully enclosed by timber fencing and hedgerow.

SERVICES

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

