



## DIRECTIONS

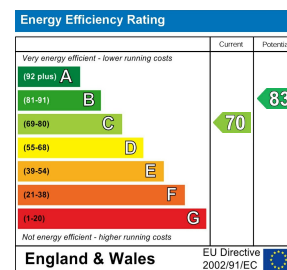
From our Chepstow Office, proceed up Moor Street, turning right onto the A48 and proceed to the High Beech roundabout. Take the third exit and continue along this road to the next roundabout, taking the first exit onto B4245 towards Caldicot and continue on this road without deviation to the village of Rogiet, taking the left turn into Ifton Road and then first right turning into Crossway where following the numbering you will find the property on your right hand side.

## 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.



**27 CROSSWAY, ROGIET, CALDICOT,  
MONMOUTHSHIRE, NP26 3SJ**

3 1 2 C

**£299,950**

**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 furniture 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 is this deceptively spacious, semi-detached property occupying a sizeable level plot at Crossway, in the ever-popular village of Rogiet, within walking distance to local Primary school and Severn Tunnel railway station. The well-planned and versatile living accommodation is arranged over two floors and briefly comprises to the ground floor: entrance porch and entrance hall, lounge, open plan kitchen/dining room, further reception room, conservatory, utility and a WC, whilst to the first floor there are three bedrooms and a family bathroom. The property further benefits a private extensive driveway, detached garage/storeroom offering versatile use and a beautiful rear garden, perfect for everyday family living. There is excellent potential to modernise the property and create contemporary open plan family living spaces that will no doubt suit a variety of markets. Furthermore, there is potential to build up over existing single storey extension to create a fourth bedroom to the first floor (subject to necessary planning consent).

**GROUND FLOOR**

**ENTRANCE PORCH**

uPVC glazed entrance door and window to front elevation. Tiled floor. Open to: -

**RECEPTION HALL**

Stairs to first floor.

**LOUNGE**

A comfortable reception room with bay window to front elevation. Feature fire place with tiled hearth and wooden surround.

**KITCHEN/DINING/FAMILY ROOM**

The kitchen area is appointed with an extensive range of fitted base and eye level storage units with ample wooden worktop and tiled splashbacks. Four ring gas hob with extractor over and oven below. Breakfast bar. One and a half bowl and

drainer stainless steel sink unit and space for washing machine, full height fridge/freezer and a separate undercounter fridge or freezer. Window to rear garden. Loft access point.

**LOBBY**

Understairs storage cupboard. Door to side elevation. Door to: -

**GROUND FLOOR WC**

With low level WC. Frosted window to side elevation. Tiled floor. Wall-mounted Worcester boiler.

**FAMILY ROOM**

A generous sitting space with French doors to: -

**CONSERVATORY**

Full height double glazing to three sides and a sliding patio door to rear garden.

**FIRST FLOOR STAIRS AND LANDING**

Half-turn staircase leading to the landing with window to side elevation. Loft access point.

**BEDROOM 1**

A generous double bedroom with window to front elevation.

**BEDROOM 2**

A good-sized double bedroom with window to rear elevation.

**BEDROOM 3**

A single bedroom, which would make an ideal home office or a nursery with window to rear elevation. Fitted wardrobe.

**SHOWER ROOM**

Comprising a three-piece suite to include double width walk-in shower cubicle with wall mounted electric shower unit, tiled surround and glass shower screen, pedestal wash hand basin with tiled splashback and low-level WC. Velux window. Airing cupboard housing the immersion tank.

**GARDENS**

To the front and side is an extensive gravelled driveway, providing off-street parking for up to four vehicles. Timber fencing to the front and one side of the garden boundary and

hedgerow to the other side of the garden. To the rear is a generous paved patio area, perfect for dining and entertaining along with level area laid to lawn bordered by a range of mature plants, shrubs and trees, providing a fantastic private setting. Paved pedestrian pathway leads to a further low maintenance area laid to stones with a further area laid to lawn to the rear of the garden. Useful storage shed and a green house at the rear boundary. The garden is fully enclosed by timber fencing and hedgerow.

**DETACHED OUTBUILDING**

A detached outbuilding, divided into two sections, to one side is sliding patio door to the front, which could be an ideal studio or home office if required. The remaining 2/3 of the space has window to side and a pedestrian door to the rear. Power connected.

**SERVICES**

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

