



## DIRECTIONS

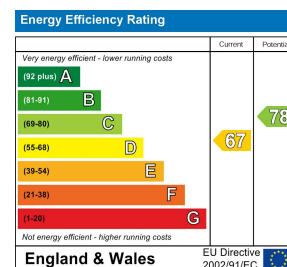
From our Chepstow office proceed up Moor Street and turn right onto the A48, continue along this road where at the first roundabout take the third exit continuing along the A48. At the next roundabout take the first exit towards Caldicot. Turn right into Manor Way then a slight right into The Close where the property can be found on the right hand side.

## SERVICES

All mains services are connected to include gas central heating.  
Council tax band D.

## TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1042 sq.ft. (97.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan 12/2021

**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.



**10 THE CLOSE, PORTSKEWETT, CALDICOT,  
MONMOUTHSHIRE, NP26 5SN**



**£260,000**

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



Offered to the market with the benefit of no onward chain, 10 The Close comprises a deceptively spacious semi-detached property situated in a quiet cul-de-sac location within the popular village of Portskewett, walking distance to popular primary school, pub/eatery, and doctor's surgery, whilst further amenities in both Caldicot and Chepstow are close by.

The well planned living accommodation briefly comprises, to the ground floor: spacious entrance hall, open plan well proportioned living/dining room, fully fitted kitchen, rear lobby with store room. To the first floor there are two double bedrooms, a third single bedroom and a family bathroom. The property further benefits from low maintenance gardens to the front and a sizeable level garden to the rear with an outdoor store and gated access to the side.

The property will no doubt suit a variety of markets to include first time buyers, professional couples, young families or indeed the retired market looking for low maintenance and to be amongst village life.

**GROUND FLOOR**

**ENTRANCE HALL**

A spacious and welcoming entrance hall with staircase to the first floor and useful under stairs storage area. Wood flooring. Frosted window to the front elevation.

**LOUNGE**

**4.11m x 3.66m (13'6" x 12'0")**

A generous reception space with a window to the front elevation overlooking the gardens. Open plan to:-

**DINING AREA**

**3.45m x 3.12m (11'4" x 10'3")**

A further spacious reception area enjoying views over the private gardens to the rear elevation. Door to:-

**KITCHEN**

**3.45m x 2.82m (11'4" x 9'3")**

Comprising of an extensive range of fitted wall and base units with ample laminate worktop and inset stainless steel sink with drainer and mixer tap. Tiled splashback. Freestanding cooker with gas hob and electric oven/grill. Space and plumbing for an under-counter washing machine and fridge. Window to the rear elevation. Door to:-

**REAR LOBBY**

Access to the storeroom, which currently houses a full height free-standing fridge/freezer and the Worcester Bosch gas combi boiler. Window and door to side elevation. Door to:-

**CLOAKROOM/WC**

With low level WC.

**FIRST FLOOR STAIRS AND LANDING**

With a useful built-in airing cupboard. Loft access. Doors to all first floor rooms.

**PRINCIPAL BEDROOM**

**4.32m x 3.66m (14'2" x 12'0")**

A very well proportioned double bedroom with a window to the front elevation.

**BEDROOM 2**

**3.45m x 3.38m (11'4" x 11'1")**

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

**BEDROOM 3**

**2.82m x 2.36m (9'3" x 7'9")**

A good size single bedroom with a fitted wardrobe. Window to the front elevation.

**FAMILY BATHROOM**

A good size room, comprising a modern and neutral suite to include a panelled bath with mains-fed shower over and tile surround, wash hand basin with mixer tap and low level WC. Two frosted windows to the rear elevation.

**OUTSIDE**

At the front of the property there is gated pedestrian access and pathway leading to the front entrance with storm porch. The garden area is low maintenance, laid to stones, bordered by a range of mature plants and shrubs. Fully enclosed by timber fencing. The rear garden is accessed from the rear lobby, with an area laid to artificial lawn with feature trellis above, providing perfect space for privacy and relaxing and entertaining. Gated pedestrian access leads out to the side. There is also a very useful outbuilding providing ideal storage. A step leads up to a pedestrian path which leads to the rear boundary, bordered by further areas laid to artificial lawn. At the rear of the garden there are areas laid to bark with an abundance of mature plants, shrubs, and trees. The rear garden is fully enclosed by timber fencing to all sides and enjoys a westerly aspect, providing a perfect level space in a sunny spot.

**SERVICES**

All mains services are connected to include gas central heating.

