



## DIRECTIONS

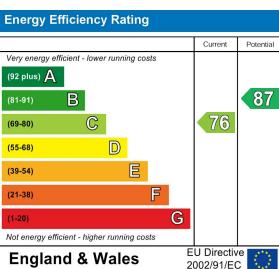
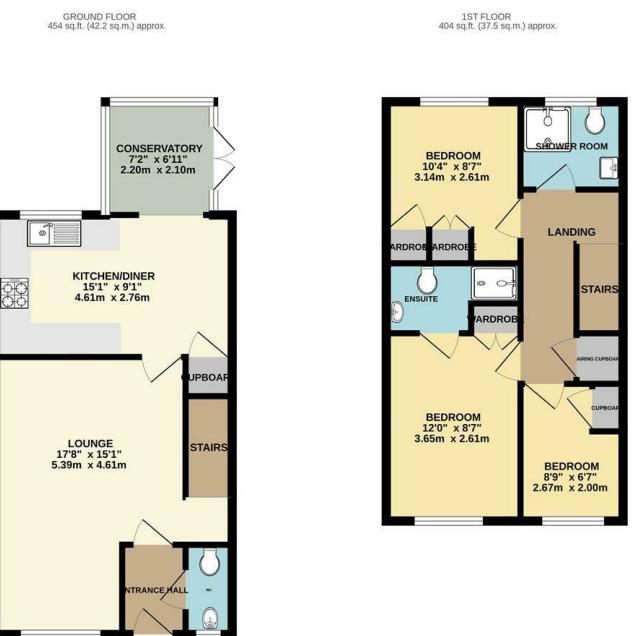
From Chepstow, proceed up Moor Street, turning right onto the A48. At the High Beech roundabout continue along the A48 to the next roundabout, again continuing on the A48, passing through the village of Crick, continue along the A48 turning right into Dinham Road, take the first left into Ash Tree Road, following the numbering the property can be found on your right.

## SERVICES

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

## TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 958 sq ft (89.7 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should not be relied upon for carpets and furnishings 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.  
Made with MyPlan 02000.

### 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 furnishings 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 LLANMELIN GARDENS, ASH TREE ROAD,  
CAERWENT, CALDICOT, MONMOUTHSHIRE, NP26  
5BP**



**£299,950**

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

Occupying a private and quiet position within a cul-de-sac setting on this popular, modern development within the desirable Roman village of Caerwent, this immaculately presented three bedroom detached property is finished to a particularly high standard throughout and will no doubt suit a variety of markets to include first time buyers, professional couples, young families or indeed the retired market seeking low-maintenance. The well planned and versatile living accommodation is arranged over two floors and comprises to the ground floor: entrance hall, cloakroom/WC, very well proportioned lounge, open plan kitchen/dining room and a snug/garden room whilst to the first floor there are two double bedrooms both benefitting fitted wardrobes and the principal with en-suite as well as a third single bedroom/ideal study and a second shower room. The property further benefits two allocated parking spaces at the front, as well as a low-maintenance and private garden to the rear.

## GROUND FLOOR

### ENTRANCE HALL

Front entrance door leads into the entrance hall with solid oak flooring. Doors to cloakroom and lounge.

### CLOAKROOM/WC

Recently updated by the current vendor to provide a low-level WC and wash hand basin inset to a vanity unit with mixer tap and attractive mosaic tiled surround. Feature tiled flooring. Frosted window to front elevation.

### LOUNGE

#### 5.38m x 4.60m (17'8" x 15'1")

A very generous front reception space with large window to front elevation. Solid oak floor. Staircase leading to the first floor landing. Door to: -

### KITCHEN/DINING ROOM

#### 4.60m x 2.77m (15'1" x 9'1")

An open plan contemporary kitchen/dining space with kitchen area comprising an extensive range of fitted wall and base units with ample laminate worktops and upstands. Inset stainless steel sink with drainer and mixer tap. Integrated four ring gas hob with extractor hood over and electric oven/grill beneath. Space for full height fridge/freezer along with space and plumbing for dishwasher and washing machine. Open plan to the dining area providing ample space for dining table and chairs coupled with built-in under stairs storage cupboard. Gas combi boiler. Feature porcelain tiled floor. Open plan to:

### GARDEN ROOM/SNUG

#### 2.18m x 2.11m (7'2" x 6'11")

Benefiting under floor heating and double glazing providing an ideal versatile space either as a dining area or indeed snug, enjoying views over the private gardens. French doors leading directly outside. Feature porcelain tiled floor.



## FIRST FLOOR STAIRS AND LANDING

A spacious landing with loft hatch and doors to all first floor rooms. Built-in over stairs airing cupboard with shelving.

### BEDROOM 1

#### 3.66m x 2.62m (12'0" x 8'7")

A really generous double bedroom benefitting a fitted wardrobe and window to the front elevation. Door to: -

### EN-SUITE SHOWER ROOM

Comprising a double width walk-in shower cubicle with mains fed shower unit, low-level WC, and wash hand basin inset to vanity unit with mixer tap. Fully tiled walls and tiled floor.

### BEDROOM 2

#### 3.15m x 2.62m (10'4" x 8'7")

A second good sized double bedroom with fitted wardrobes and a large window to the rear elevation.

### BEDROOM 3

#### 2.67m x 2.01m (8'9" x 6'7")

A versatile space currently utilised as a dressing room but would make an ideal single bedroom or indeed a study. Fitted wardrobe and window to front elevation.

### FAMILY SHOWER ROOM

Comprising a contemporary modern suite to include large double width walk-in shower cubicle with mains fed shower unit with handheld shower attachment, overhead waterfall shower and feature glass shower screen, low-level WC, and

wash hand basin inset to vanity unit with mixer tap. Heated towel rail. Attractive contemporary tiled walls and a tiled floor. Frosted window to the rear.

## OUTSIDE

A paved pedestrian pathway leads to the front entrance with storm porch, with the front garden laid to stones. Gated pedestrian access to one side of the property leads directly into the rear garden. The rear garden offers low-maintenance and comprises a good size paved terrace area bordered by an attractive range of plants and shrubs. Further low maintenance area laid to stones and slate with a useful composite shed. A couple of steps lead up to a tiered area planted with shrubs and a further tiered area at the rear boundary laid to stones which could be a lovely space to enjoy the westerly setting sun. The rear garden is fully enclosed by timber fencing and brick wall to all sides.

## PARKING

The property benefits from two allocated parking spaces at the front of the property.

## SERVICES

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

