DIRECTIONS

From our Chepstow office proceed up the High Street and through the Arch before continuing on Moor Street to the junction. Turn right and continue up the hill until you pass the petrol garage on your left and come to the roundabout. Continue straight ahead on the A48 and continue through the village of Pwllmeyric and past St Pierre resort. At the roundabout turn left and then take the first left signposted Leechpool. As you enter the village of Portskewett turn left onto Black Rock Road.

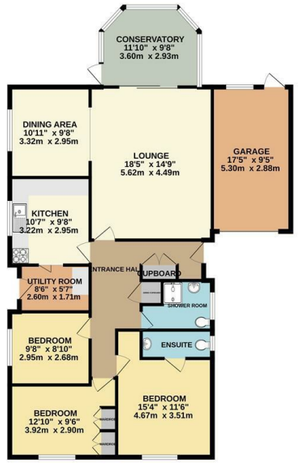
SERVICES

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

TENURE - FREEHOLD

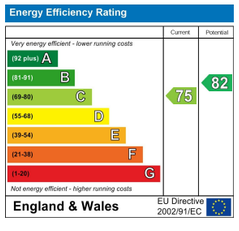
You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR
1346 sq.ft. (125.1 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.1 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.
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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.



STONEY BANK BLACK ROCK ROAD, PORTSKEWETT, CALDICOT, MONMOUTHSHIRE, NP26 5TN

3 1 2 C

£425,000

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

Offered to the market with the benefit of no onward chain, this individually designed detached bungalow occupies a very generous level plot on the quiet no through Black Rock Road within this desirable village location. The property will no doubt suit a variety of markets and offers deceptively spacious yet versatile living accommodation briefly comprising entrance hall, well-proportioned lounge, dining room, conservatory, kitchen, utility room, principal bedroom with en-suite WC, second double bedroom, third bedroom/study and a modern shower room. Further benefits include a sizeable private block paved driveway to the front, a single garage and beautiful south-westerly facing gardens to the side and the rear. In need of some modernisation this presents a fantastic opportunity to acquire a sizeable bungalow with the option to reconfigure to create fantastic open plan contemporary kitchen/ living spaces and indeed to potentially extend upwards or to the rear, of course depending on requirements and the necessary consent. Situated on a peaceful no through road within walking distance to Black Rock picnic site. The property is within easy reach of schools and amenities in both Caldicot and Chepstow as well as retaining excellent motorway links for the everyday commuter.

ENTRANCE HALL
Front door with glazed panel leads into spacious reception hall with fitted cupboard and airing cupboard housing the Worcester Bosch gas combi boiler.

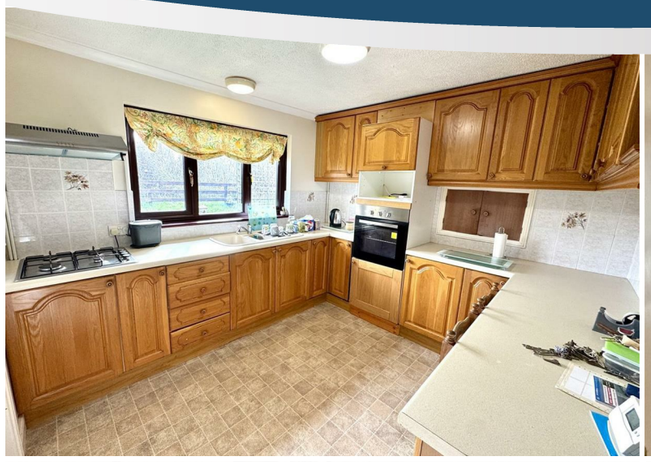
LOUNGE
5.61m x 4.50m (18'5" x 14'9")
A fantastic size reception space with a feature exposed brick fireplace with freestanding gas burner. Sliding doors to the Conservatory. Open aspect to:-

DINING ROOM
3.33m x 2.95m (10'11" x 9'8")
A great reception space with dual aspect to both side and rear elevations.

CONSERVATORY
3.61m x 2.95m (11'10" x 9'8")
A further fantastic versatile space with patio door to the rear garden. Fully double glazed with a fitted gas heater (disconnected).

KITCHEN
3.23m x 2.95m (10'7" x 9'8")
Affording an extensive range of fitted wall and base wooden units with ample laminate worktop and tiled splashbacks. One and half bowl and drainer sink unit with mixer tap. Integrated four ring gas hob with extractor hood over and eye level integrated electric oven/grill. Breakfast bar. Serving hatch to dining room. Window to the side elevation overlooking the side garden and open aspect beyond. Sliding door to:-

UTILITY ROOM
2.59m x 1.70m (8'6" x 5'7")
A really useful space with fitted units and worktops. Tiled floor. Space and plumbing for washing machine. Stable door leading out to the side garden.









SHOWER ROOM
Recently updated and now comprising a modern neutral suite to include low-level WC, wash hand basin with mixer tap and tiled splashback inset to a vanity unit and double width walk-in shower cubicle with PVC surround and mains fed shower. Wood effect vinyl floor. Heated towel rail.

INNER HALL
Loft access hatch and doors to all bedrooms.

PRINCIPAL BEDROOM
4.67m x 3.51m (15'4" x 11'6")
A generous double bedroom with a range of fitted bedroom furniture. Large picture window to the front elevation.

EN-SUITE WC
Comprising a low-level WC and a wash hand basin inset to vanity unit. Fully tiled walls. Heated towel rail. Wood effect laminate floor. Frosted window to the side elevation.

BEDROOM 2
3.91m x 2.90m (12'10" x 9'6")
A further good sized double bedroom with fitted wardrobes and a window to the front elevation.

BEDROOM 3/STUDY
2.95m x 2.69m (9'8" x 8'10")
A good size single bedroom or an ideal home office.

GARAGE
5.31m x 2.87m (17'5" x 9'5")
Stoney Bank is approached via private gates leading to a sizeable block paved driveway providing extensive parking for several vehicles which leads to the single garage with manual up and over door and pedestrian door to the rear garden.

GARDENS
To the front the property benefits from a level low-maintenance mature garden, mainly laid to lawn with a range of attractive trees plants and shrubs. The front garden is fully enclosed by hedgerow and timber fencing with gated pedestrian access to both sides of the property leading to the rear garden. The rear garden enjoys a sunny south-westerly aspect and comprises a very generous level plot affording a good size paved patio area and a sizeable area laid to lawn. The rear garden is bordered by an attractive range of mature plants and shrubs. Furthermore, there is a greenhouse and wooden shed as well as a hard standing area at the rear. The rear garden is fully enclosed by timber fencing and block wall. There is a further garden area mainly laid to lawn with a paved terrace area to the side of the property.

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

AGENTS NOTE
Please note that the property is of timber frame construction.



