



9 Black Rock Road

Portskewett, Caldicot, Monmouthshire, NP26 5TN



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- Detached bungalow set in sizeable plot
- Lounge. Conservatory
- Kitchen. Utility area
- Two double bedrooms
- Shower room
- Enclosed gardens backing onto countryside
- Off road parking
- Sheds & greenhouse
- Village location

Guide Price
£399,950

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Description

Located on the popular Black Rock Road area in the village of Portskewett, this two double bedroom detached bungalow is set in a spacious private plot boasting off-road parking and well-maintained wrap-around gardens, with countryside walks on the doorstep. The property benefits from uPVC double glazing throughout and gas central heating. The accommodation briefly comprises of entrance hall, a lounge, a conservatory, a kitchen, utility area, two double bedrooms and shower room.

Situation

Situated in the sought-after village of Portskewett in Monmouthshire 5 miles from Chepstow and 1 mile from Caldicot. There is a village shop, popular junior school, doctor's surgery, pharmacy, hairdressers, church and a pub close to the village centre. The local Cornfields village recreation area is popular for walking or exercising with a running track around the perimeter. The village has easy access to the Motorways (M48 & M4) and Rail to Cardiff, Newport and Bristol, with a regular bus route through the village. The nearest local town is Caldicot, where you will find a shopping centre with free parking, supermarkets to include Aldi and Asda, chemists, doctors & dentist surgeries and weekly markets in the town centre. Caldicot has an active leisure centre with swimming pool and there are several golf courses nearby. The town is proud of its history, and its Medieval Castle with spacious grounds and Country Park which is within walking distance of this property.

Accommodation

Enter the property via an open porch into the spacious entrance hall with doors off to all rooms. The lounge is situated at the front of the property, a sizable room with a picture bay window overlooking the front gardens and a feature fireplace housing gas fire.

Across the hallway is bedroom one, a large double bedroom with a window to the front aspect, bedroom two is located at the rear of the property, again a double bedroom currently being utilised as a craft room with a window overlooking the rear gardens. The shower room is located off the hallway and comprises, shower cubicle, pedestal washand basin and WC.

The kitchen is accessed from the hallway and has been refitted with a range of wall and base units with work surfaces over, incorporating sink unit, double oven, gas hob, integrated fridge, freezer and dishwasher. Useful larder cupboard and Worcester wall mounted combination boiler refitted approximately 3 years ago.

A rear porch/utility room is located off the kitchen and provides space and plumbing for washing machine and tumble dryer, with a door leading to the rear gardens.

An archway leads from the kitchen into the conservatory with french doors leading to the rear gardens.

Outside

The property is sat in the centre of a sizable plot with off-road parking for several vehicles to the front and side of the property, the front gardens are enclosed and planted with a variety of mature trees and shrubs with gated access either side of the property leading to the rear gardens which have been thoughtfully designed to create several individually themed areas planted with a variety of mature plants and shrubs, with the benefit of vegetable beds and a greenhouse, with two sheds providing storage. The gardens back onto farmland with trees providing additional privacy.

Agents Note

The property has the benefit of solar panels fitted approx. 12 years ago and are on a 25year lease, further details are available from the agent.

Local Authority

Monmouthshire County Council
Council Tax Band E

Tenure

We are informed the property is Freehold, intending purchasers should verify this with their solicitor

Services

All mains services are connected. EPC rating B.

Viewing

Strictly by appointment with the Agents: David James,
Tel 01291 626775

PLANS AND PARTICULARS

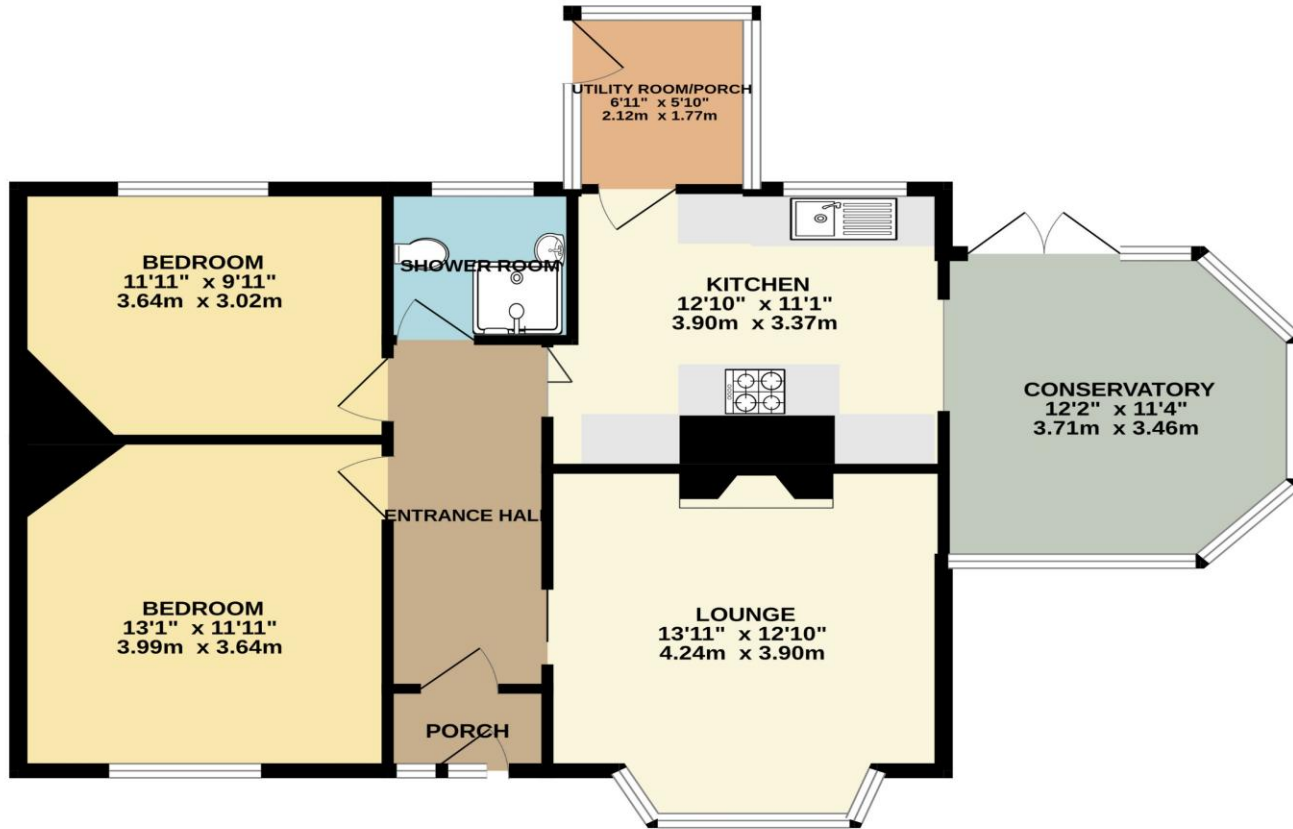
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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.

