m2 estate agents

Blackpool Cottage, St Brides Netherwent, Caldicot. NP26 3AR

£625,000

Tenure Freehold

- SPACIOUS WELL PRESENTED COTTAGE
- SUPERB, RURAL LOCATION INBETWEEN NEWPORT & CHEPSTOW
- ENTRANCE HALL WITH FLAGSTONE FLOOR
- GROUND FLOOR WC & SHOWER ROOM
- LOUNGE OPENING TO DINING ROOM & SEPARATE SITTING ROOM /STUDY
- LARGE KITCHEN/BREAKFAST ROOM WITH UTILITY ROOM OFF
- 3 DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- DRIVEWAY, HARD STANDING & GOODSIZE ENCLOSED REAR GARDEN
- NO CHAIN

19 Bridge Street, NP15 1BQ
M2 Estate Agents Usk 01291 672827
www.m2ea.co.uk

Situated in this convenient rural location, lying in-between Newport & Chepstow this spacious and well presented cottage enjoys superb views over local farmland land. The cottage retains many features and has recently benefited from complete redecoration throughout having accommodation comprising:

An entrance hall with flagstone floor & turned staircase to the first floor having w/c and shower room off.

A bright lounge, with feature chimney breast and high gloss wood floor extends to the dining room having French doors to the garden. The separate sitting room/study has a duel aspect again with a feature fire place and high gloss wood floor.

Having an outlook over the rear garden the kitchen/breakfast room has a range of base units, granite work surfaces & integral appliances, French doors to the rear and a flagstone floor. A useful utility room leads off the inner lobby.

To the first floor: A landing leads to 3 double bedrooms, the master bedroom having an en-suite shower room with family bathroom serving the remaining bedrooms.

Outside: A shared gravel driveway leads to a parking & turning area. Flagstone pathways extend to the main entrance and side access. To the rear: A patio area enjoys a westerly aspect having steps up to a good size garden laid to lawn enclosed by hedging. Timber potting shed.

Services:
Council Tax Band:
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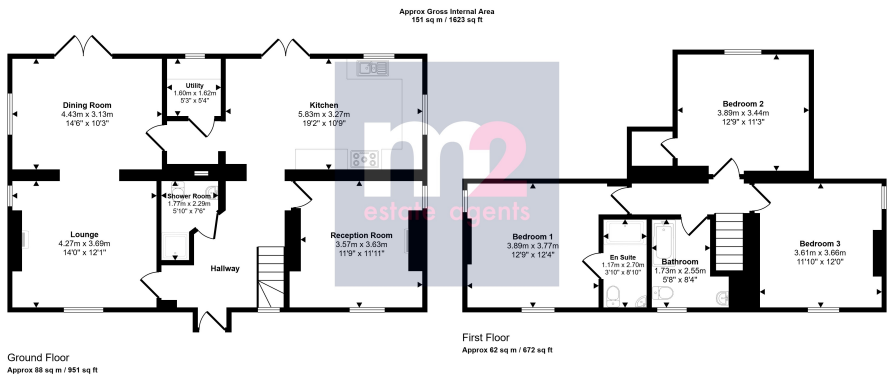

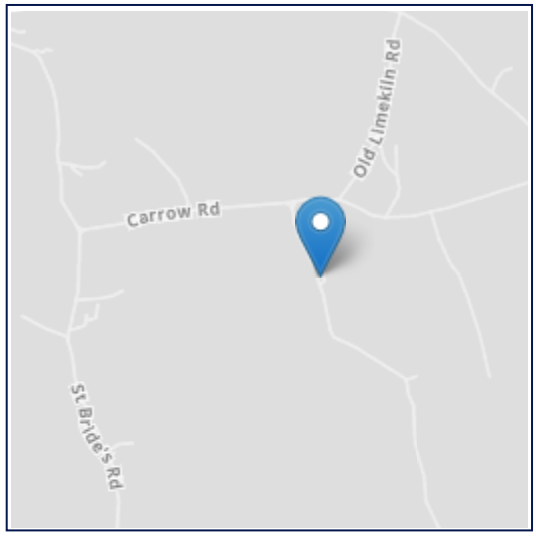

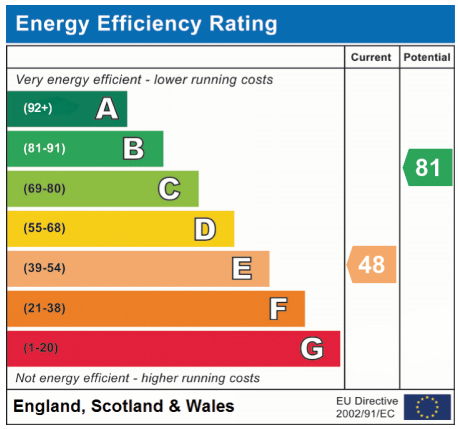

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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