



**Wide Horizons, Llanvaches, Caldicot. NP26
3AY
£495,000
Tenure Freehold**

- SPACIOUS DETACHED DORMER STYLE BUNGALOW
- OPEN RURAL VIEWS
- SITUATED IN BETWEEN NEWPORT & CHEPSTOW
- ENTRANCE HALL & CLOAKROOM/WC
- GOOD SIZE LOUNGE OPENING TO DINING ROOM & KITCHEN
- GROUND FLOOR BATHROOM & 1ST FLOOR SHOWER ROOM
- STUDY/BEDROOM 5
- 4/5 BEDROOMS
- LARGE GARDENS TO FRONT & REAR
- ATTACHED DOUBLE GARAGE

Enjoying a fine rural outlook this spacious detached bungalow occupies a large plot in this popular village located between Newport & Chepstow. The property lies below Wentwood Forest, known for its recreational facilities, including country walks, horse riding & mountain biking and easy access to the M4 at Chepstow Magor & Newport.

To the ground floor: A reception hall with tiled floor, stairs to first and cloakroom/WC. A goodsize lounge, with full height picture window to the front, opens to a dining area and well appointed kitchen. Located off the main hallway the master bedroom with seating and dressing area enjoys an outlook over the rear garden. A 5th bedroom is currently utilised as a study. A ground floor bathroom benefits from a bath with surround and step in shower.

To the first floor: A landing provides access to 3 bedrooms and a shower room along with extensive storage to the eaves.

Outside: To the front: A long driveway leads through lawned gardens, with well stocked beds, to a parking area and garage. Paved pathways extend to the main entrance and side access. To the rear: A patio area leads on to a large garden mainly laid to lawn with inset flower beds and good size vegetable plot. All enclosed by hedging. timber potting shed.

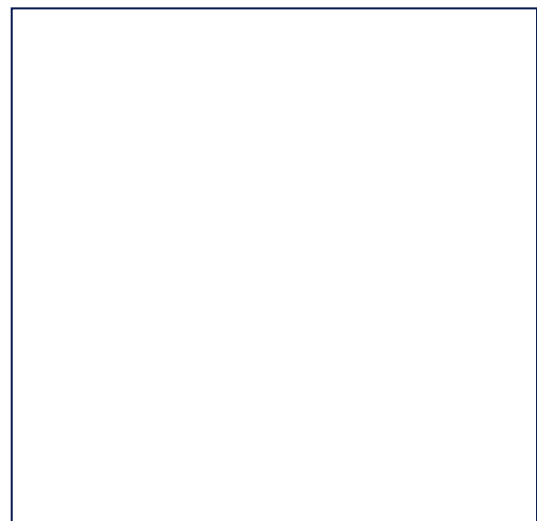
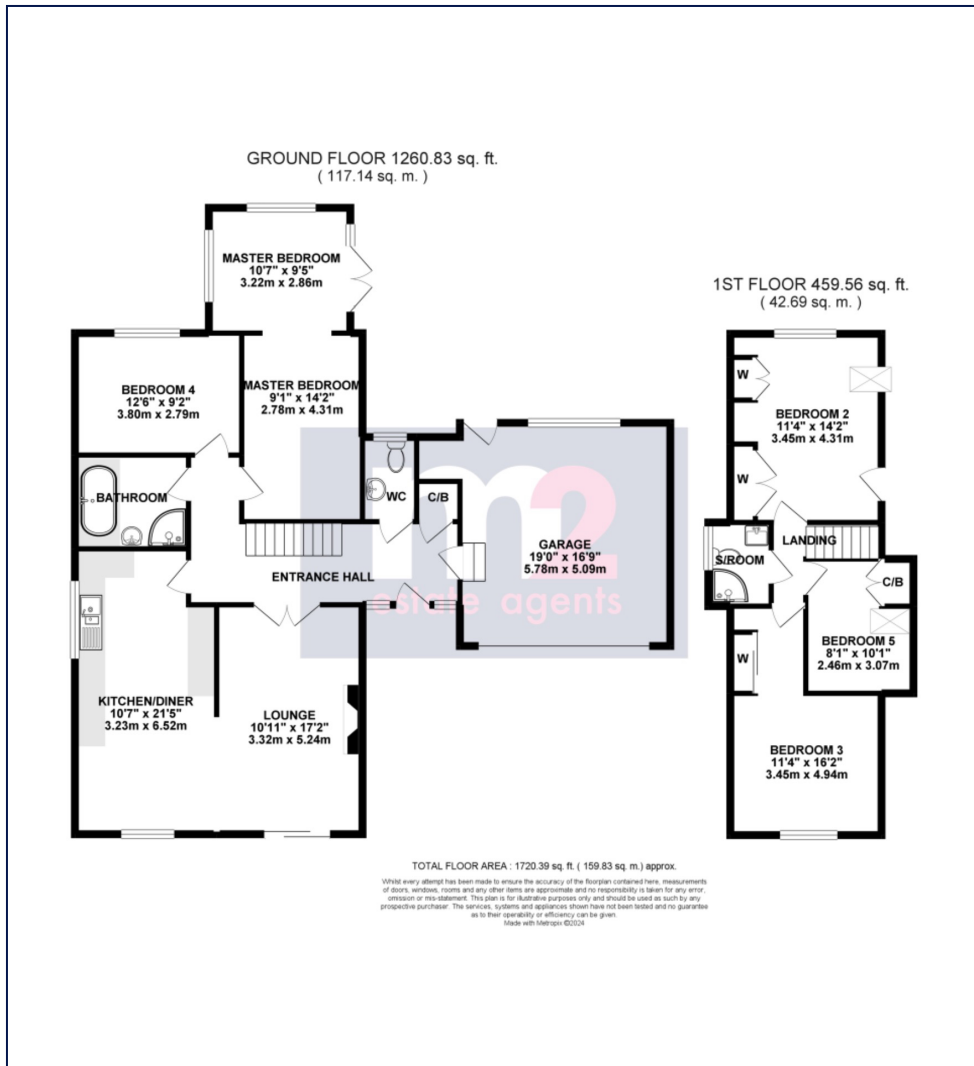
Garage: A large garage access via an electric up & over door. Pedestrian doors lead to main hall and rear garden.

Services:

All mains services connected

Council Tax Band:

F



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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I/We acknowledge that I/we have read and understand your terms letter and that these property (Caldicot, NP26 3AY) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____