



### DIRECTIONS

From Chepstow high street proceed to the St. Lawrence roundabout, take the third exit and follow this road past St. Pierre Country Club to the next roundabout. Take the first exit onto the B4245, continue to the mini roundabout, proceed straight over. Continue through the town of Caldicot without deviation passing Cherry Tree Nursing Home on your right hand side, taking the next left onto Longfellow Road where following the numbering you will find the property on your right hand side.

### SERVICES

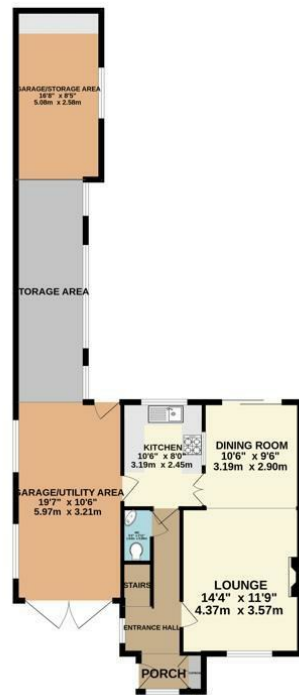
All mains services are connected, to include mains gas central heating.  
Council Tax Band D.

### TENURE - FREEHOLD

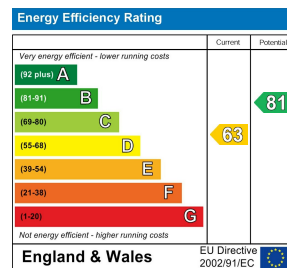
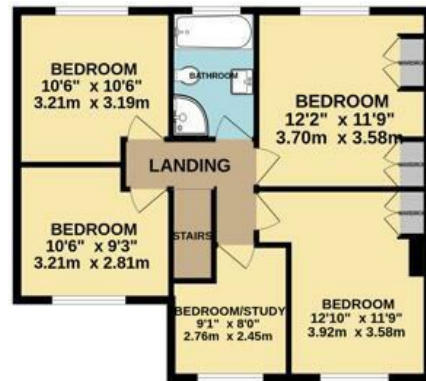
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



**149 LONGFELLOW ROAD, CALDICOT,  
MONMOUTHSHIRE, NP26 4LF**

**5** **1** **2** **D**

**£310,000**

**Sales: 01291 629292**  
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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.

149 Longfellow Road is located in this popular residential location, on the edge of Caldicot and offers a substantial and versatile semi-detached family home. To the ground floor are reception hall, lounge, dining room, kitchen and WC and to the first floor are five bedrooms and family bathroom. Further benefits include extensive gardens to both front and rear, driveway/parking and very useful outbuildings that could be utilised into further accommodation, subject to consent. The property affords fantastic views to the rear over surrounding countryside and backing onto open fields.

The property is within an easy reach of local schools and amenities, whilst retaining excellent access to the motorway network.

## GROUND FLOOR

### RECEPTION HALL

uPVC front door leads to a welcoming and spacious reception hall with a large frosted window to the front elevation and frosted window to side elevation. Stairs to first floor with understairs storage area.

### CLOAKROOM/WC

Comprises a wash hand basin with mixer tap and low-level WC.

### LOUNGE

**4.27m x 3.58m (14'14" x 11'9")**

A generous reception room with window to front elevation. Feature fireplace with gas fire. Open plan to:

### DINING ROOM

**3.20m x 2.90m (10'6" x 9'6")**

Good size area with patio doors to rear garden. Serving hatch into the kitchen.

### KITCHEN

**3.20m x 2.44m (10'6" x 8'0")**

Appointed with a matching range of fitted eye and base level storage units with laminate work top over and tiled splashbacks. Integrated four ring gas hob with extractor over and electric oven/grill below. Inset one bowl and drainer sink unit. Space for dishwasher. Wall mounted Worcester/Bosch combi-boiler. Tiled floor. Window to rear elevation overlooking the gardens. Door to integral garage.

### FIRST FLOOR STAIRS AND LANDING

Loft access point.

### BEDROOM 1

**3.91m x 3.58m (12'10" x 11'9")**

Generous double bedroom with window to front elevation. Built-in wardrobe.

### BEDROOM 2

**3.71m x 3.58m (12'2" x 11'9")**

A double bedroom with built-in wardrobes and window to rear elevation overlooking the gardens and fields beyond.

### BEDROOM 3

**3.20m x 3.20m (10'6" x 10'6")**

A double bedroom with window to rear elevation.

### BEDROOM 4

**3.20m x 2.82m (10'6" x 9'3")**

A double bedroom with window to front elevation. Built-in wardrobe.

### BEDROOM 5

**2.77m x 3.05m (9'1" x 10'0")**

With window to front elevation. Could be utilised as a home office.

### FAMILY BATHROOM

Comprises a modern four-piece suite to include bath with hand-held shower attachment, corner shower cubicle with mains fed shower unit, wash hand basin

inset into vanity unit with mixer tap and low level WC. Frosted window to rear elevation.

### OUTSIDE

To the front is a sizeable and low maintenance area with gated access leading to the extensive tarmac driveway, providing parking for several vehicles and also leading to an integrated single car garage. The front garden also benefits from an area laid to lawn with an attractive range of mature plants and shrubs. Pedestrian side access leading to the rear garden. The rear garden is of low maintenance, comprising a patio area with pathway leading to area laid to lawn. A range of useful outdoor stores and outbuildings which offer fantastic potential for further development, depending on consent and requirements. Fully enclosed by fencing and hedgerow.

### SERVICES

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

