



### DIRECTIONS

From our Chepstow office proceed along the A48 towards Newport. After passing St Pierre Country Park on the left proceed to the roundabout taking the first exit. Proceed along the Caldicot Bypass, proceeding past the Co-op shop on the left, continue taking the left into Longfellow Road where you will find the property on the right hand side.

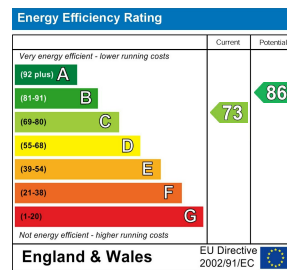
### SERVICES

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.



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



**£285,000**

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.



Moon & Co. are delighted to offer to the market 181 Longfellow Road which is being sold with the benefit of no onward chain. The property comprises a four bedroom semi-detached property, situated in this popular residential location, and enjoying a pleasant outlook to the rear, backing onto open fields. The well planned and versatile living accommodation briefly comprises entrance hall, lounge, open plan kitchen/dining room and ground floor bathroom, whilst to the first floor there are four bedrooms and a WC. Further benefits include driveway, single garage and generous low maintenance rear garden. The property would ideally suit a variety of markets to include first/second time buyers, families and retired market.

Being situated in Caldicot a range of local facilities are close at hand to include primary and secondary schools, shops, pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

A spacious entrance hall with door to front elevation. Half turn staircase to first floor. Useful understairs storage space. Frosted window to front elevation.

### BATHROOM

Appointed with a three-piece suite to include bath with mains fed shower over, pedestal wash hand basin and low level WC. Tiled surround. Frosted window side elevation.

### LOUNGE

**4.23m x 3.49m (13'10" x 11'5")**

A bright reception room with a large window to front elevation. Feature fireplace with inset electric fire and marble surround. Sliding glazed doors to :-

## OPEN PLAN KITCHEN/DINING ROOM

### DINING AREA

**3.45m x 2.70m (11'3" x 8'10")**

A spacious dining area with window to rear elevation.

### KITCHEN

**2.70m x 2.58m (8'10" x 8'5")**

Comprising an extensive range of fitted base and wall storage units with ample work surfacing over. Tiled splashbacks. Inset one bowl and drainer stainless steel sink unit. Integrated four ring gas hob with extractor over and oven/grill below. Space for under counter fridge, freezer and washing machine. Wall mounted Worcester combi boiler. Breakfast bar. Window and door to rear elevation.

## FIRST FLOOR STAIRS AND LANDING

Window to side elevation. Loft access point. Doors to all rooms.

### BEDROOM 1

**2.82m x 3.20m (9'3" x 10'5")**

A double bedroom with built-in storage cupboard. Window to front elevation.

### BEDROOM 2

**3.41m x 3.20m (11'2" x 10'5")**

A generous double bedroom with window to rear elevation, enjoying views over the garden and fields beyond.

### BEDROOM 3

**2.89m x 2.56m (9'5" x 8'4")**

A single bedroom. Window to rear elevation, again with views over the garden and fields beyond.

### BEDROOM 4

**2.83m x 2.85m (9'3" x 9'4")**

A single bedroom or ideal study. Window to front elevation. Inset shelving and built-in storage cupboard.

### WC

Wall mounted wash hand basin and low level WC. Tiled splashback. Frosted window to side elevation.

## OUTSIDE

To the front block paved driveway providing off street parking for one vehicle, leading to a single car garage with up and over door and courtesy door. Pathway leading to front entrance and an area laid to lawn with low level brick wall. To the rear is a very good size, low maintenance and level garden comprising a terraced area laid to artificial lawn with attractive timber surround and roof, providing an excellent space for dining and entertaining. Paved patio area and side access leading to the garage. The rear garden is mainly laid to lawn with a pathway leading to a further area at the rear laid to stones, bordered by hedgerow and mature plants and shrubs. Fully enclosed and backing onto open fields.

## SERVICES

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

