



DIRECTIONS

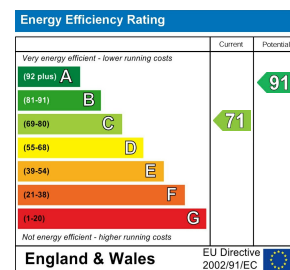
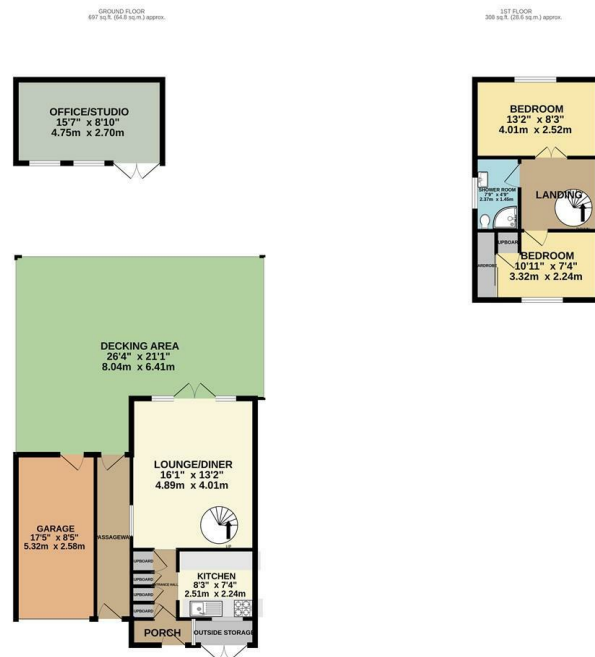
From our Chepstow office proceed along the A48 towards Newport. After passing St Pierre Country Park on the left proceed to the roundabout taking the first exit. Proceed along the Caldicot Bypass, proceeding past the Co-op shop on the left, continue taking the left into Longfellow Road. Take the third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

SERVICES

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

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1008 sq. ft. (93.4 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of all dimensions, rooms and plots given herein are approximate and no responsibility is taken for any inaccuracy or omission of this content. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown here have not been tested and no guarantee is given for their operation or efficiency can be given.
MOON & CO. LTD.

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.



**20 KEATS ROAD, CALDICOT, MONMOUTHSHIRE,
NP26 4LH**



£245,000

Sales: 01291 629292
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Situated in a quiet and pleasant cul-de-sac, 20 Keats Road comprises an immaculately presented semi-detached property affording well planned living accommodation to include entrance hall, fully fitted kitchen and generous lounge/diner with French doors to rear garden. Whilst to the first floor there are two good sized double bedrooms and a modern shower room. The property enjoys pleasant rear gardens, landscaped to provide a generous decking area, lawned area and a superb outdoor summer house providing excellent opportunity for home office or gym. Further benefits include single car garage and driveway offering parking for two vehicles.

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 PORCH

uPVC door leads to front elevation with useful cloaks and boots area. Window to side elevation. Door to :-

ENTRANCE HALL

Appointed with a range of fitted base and wall storage units with solid wood worktops over. Built in storage cupboard/pantry. Tiled flooring with underfloor heating. Open archway leading to:-

KITCHEN

2.51m x 2.24m (8'2" x 7'4")

Comprising a good range of base and wall storage units with solid wood worktops over and wooden splashbacks. Inset one bowl stainless steel sink unit. Integrated appliances include four ring Smeg gas hob and matching Smeg electric oven/grill. Freestanding under counter fridge. Space for washing machine. Tiled flooring with underfloor heating. Window to front elevation.

LOUNGE/DINER

4.89m x 4.01m (16'0" x 13'1")

A well-proportioned reception room enjoying French doors leading to the rear decking area. Window to side elevation. Feature spiral staircase to first floor. Solid wood flooring.

FIRST FLOOR STAIRS AND LANDING

Landing area providing access to all first-floor rooms.

PRINCIPAL BEDROOM

4.01m x 2.52m (13'1" x 8'3")

A generous double bedroom with a window to rear elevation, enjoying views over the pretty landscaped gardens.

BEDROOM 2

3.32m x 2.24m (10'10" x 7'4")

A good-sized double bedroom with fitted wardrobes. Window to the front elevation. Built-in airing cupboard with shelving and housing gas combination boiler. Loft access point which leads to a boarded loft with a light.

SHOWER ROOM

Appointed with a contemporary neutral suite to include large walk-in corner shower cubicle with mains fed waterfall shower over, low level WC and wash hand basin inset to vanity unit. Heated mirror with inset lighting. Heated towel rail. Frosted window to side elevation.

GARAGE & GARDENS

A single car garage with power and light. Courtesy door to rear garden. To the front of the property is a private driveway parking for two vehicles leading to the garage. Also a gravelled area with raised borders with mature plants and shrubs. To the rear is a sizeable decking area, accessed directly off of the lounge/diner, providing a fantastic low maintenance area for dining and entertaining. Steps lead up to an area laid to lawn with a range of attractive mature plants and shrubs. A pathway laid to stones leads to a further seating area at the rear of the garden and a detached wooden summer house which provides fantastic versatile use, currently utilised as a home office and hobby room with power and lighting. The rear garden is fully enclosed by timber fencing to all boundaries. The rear garden is southerly facing. Gated pedestrian side access.

SERVICES

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

