



DIRECTIONS

From our Chepstow Office proceed up Moor Street and turn right onto A48, continue along this road where at the first roundabout take the third exit continuing along the A48. Continue to the next roundabout taking the first exit towards Caldicot, proceed along this road, continue straight across the roundabout onto the Caldicot bypass, passing the turning on the right-hand side for the town centre. Continue along the bypass taking the second turning on the right into Alianore Road, where following the numbering you will find the property at the end of the cul-de-sac.

SERVICES

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

Council Tax Band B.

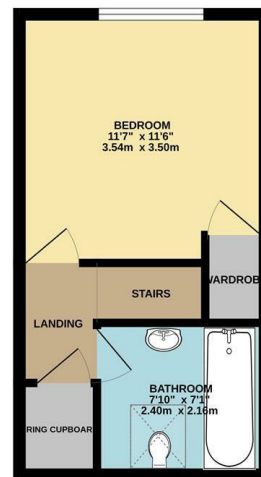
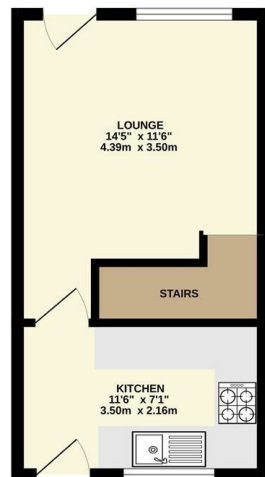
TENURE - FREEHOLD

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

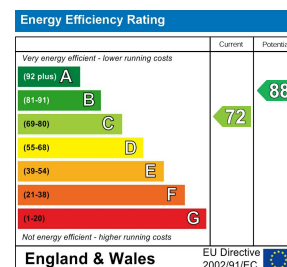


GROUND FLOOR
247 sq.ft. (22.9 sq.m.) approx.

1ST FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA - 494 sq.ft. (45.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metropix (2023)



**44 ALIANORE ROAD, CALDICOT,
MONMOUTHSHIRE, NP26 5DF**



£212,950

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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 delighted to offer to the market an attractive well-presented recently updated mid-link property, offering spacious accommodation with attractively updated kitchen, good size living room with recently updated French doors to the rear garden, spacious double bedroom and large bathroom. The vendor also has undertaken recent improvements to include new front door and windows as well as landscaping both the front and rear gardens.

Being situated in Caldicot it is close to local shops, primary school and other amenities, with Caldicot Castle and its grounds a short distance away. It has good bus, road and rail links with the A48, M4 and M48 motorway networks, bringing Bristol, Cardiff and Newport all within commuting distance.

GOUND FLOOR

KITCHEN

3.50m x 2.16m (11'5" x 7'1")

With uPVC front door and window to front elevation. A modern style kitchen with a good range of eye and base level cupboards with wood effect worktops and under pellet lighting. Four ring hob with concealed extractor over and oven below. One bowl stainless steel sink and drainer unit with chrome mixer tap. Subway style splashbacks. Space for fridge/freezer and washing machine.

LIVING ROOM

4.39m x 3.50m (14'4" x 11'5")

uPVC double doors and attractive full length window to rear garden. Stairs to first floor.

FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

BEDROOM

3.54m x 3.5m (11'7" x 11'5")

A double bedroom with uPVC window to rear and over stairs storage cupboard.

BATHROOM

Appointed with a three-piece suit to include panelled bath with glass shower screen, chrome taps and electric shower over, low level WC and pedestal wash hand basin with chrome taps. Fully tiled walls. Chrome heated towel rail. With Velux roof light.

OUTSIDE

To the front low maintenance gravelled garden and outside tap. To the rear decking area with the remainder of the garden laid to loose gravel. Off-road parking.

SERIVCES

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

