



DIRECTIONS

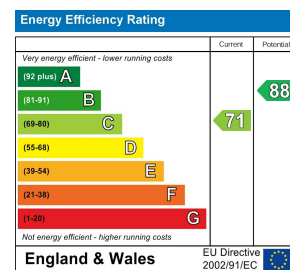
From our Chepstow office proceed along the A48 towards Caldicot. After passing the Indian Empire restaurant on your left, at the roundabout take the first exit onto the Caldicot Bypass. Continue along this road turning right to the town centre, take the right hand turn onto Church Road where at the next roundabout take the first exit onto Taff Road. Continue along this road taking the third left onto Elan Way, where following the numbering you will find the property.

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.



**53 ELAN WAY, CALDICOT, MONMOUTHSHIRE,
NP26 4PZ**



£225,000

**Sales: 01291 629292
E: sales@thinkmoon.co.uk**

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.

53 Elan way is offered to the market with the benefit of no onward chain. The property comprises a two-bedroom, semi-detached bungalow situated in this popular and convenient residential location within walking distance of Caldicot Castle and range of amenities offered in the town. The accommodation briefly comprises, entrance hall, lounge/ diner, kitchen, two bedrooms and a bathroom. Further benefits include a detached single garage and both front and rear gardens.

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.

ENTRANCE HALL

2.59m x 1.07m (8'5" x 3'6")

Entrance door to side elevation. Useful storage cupboard. Loft access point.

LIVING/DINING ROOM

5.38m x 3.66m max (17'7" x 12'0" max)

A good size reception room with space for a lounge area and dining table. Enjoying a large window to front elevation overlooking the garden. Door to: -

KITCHEN

2.41m x 2.34m (7'10" x 7'8")

Appointed with a range of fitted eye and base cupboards with laminate worktop. Inset one bowl and drainer stainless steel sink with mixer tap. Free standing cooker and space for both a fridge/freezer and washing machine. Wall-mounted Baxi gas boiler. Window to front elevation overlooking the gardens and frosted glass door leading out to the side pathway.

BEDROOM 1

3.63m x 2.95m (11'10" x 9'8")

Accessed off entrance hall and affording a generous double bedroom with window to rear elevation overlooking the garden.

BEDROOM 2

2.97m max x 2.41m max (9'8" max x 7'10" max)

With a window to the rear elevation.

BATHROOM

1.70m x 1.60m (5'6" x 5'2")

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

OUTSIDE

The front of the property comprises an area laid to lawn bordered by a range of mature plants and shrubs. A pedestrian pathway leads down one side of the property to the front door and continuing to the rear garden. The rear garden comprises a spacious paved patio area, enclosed by fencing to three sides and a gate which leads out to the rear detached single garage with manual up and over door. There is potential for one off-street parking space.

SERVICES

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

