



## 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

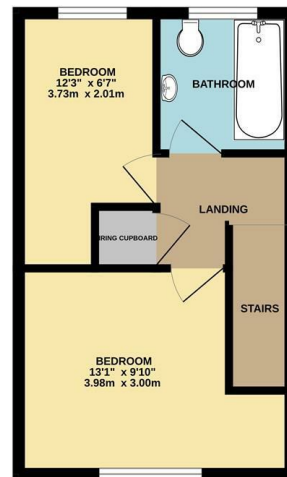
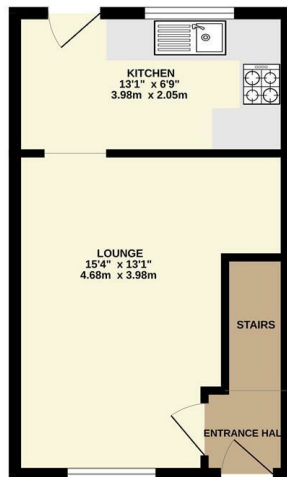
All mains services are connected, to include mains gas central heating.  
Council Tax Band C

## TENURE - FREEHOLD

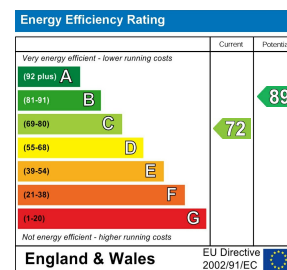
You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR  
288 sq.ft. (26.8 sq.m.) approx.

1ST FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 576 sq.ft. (53.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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 (2020)



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

**2** **1** **1** **C**

**OFFERS OVER £210,000**

**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.



Moon & Co. are delighted to offer to the market this mid-terrace property situated within a quiet cul-de-sac. The property offers a reception hall leading into the sitting room which in turn leads to the kitchen. Stairs from the hallway give access to the first-floor, with two bedrooms and a modern bathroom. Outside the property benefits from off-road parking for two vehicles and private rear garden.

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.

**GROUND FLOOR**

**RECEPTION HALL**

A half glazed frosted uPVC door leads into the reception hall. Stairs to first floor. Door to:-

**SITTING ROOM**

**4.68m x 3.98m (15'4" x 13'0")**

A spacious and light reception room with uPVC window to front elevation. Door to:-

**KITCHEN**

**3.98m x 2.05m (13'0" x 6'8")**

Appointed with a range of modern style base and eye level storage units with wood effect work tops over and subway tiled splashbacks. Inset one bowl and drainer stainless steel sink unit with mixer tap. Built in four ring induction hob with stainless steel extractor over and eye level oven. Space for washing machine and fridge/freezer. Half glazed frosted uPVC door and window to the rear elevation.

**FIRST FLOOR STAIRS AND LANDING**

Loft access point with integrated ladder leading to a fully boarded loft with power. Airing cupboard.

**BEDROOM 1**

**3.98m x 3.00m (13'0" x 9'10")**

A double bedroom with handy recess which is currently used as a walk in wardrobe/dressing area. uPVC window to front elevation.

**BEDROOM 2**

**3.73m x 2.01m (12'2" x 6'7")**

A good size bedroom with a uPVC window to the rear elevation.

**BATHROOM**

Appointed with a modern style three-piece suite to include panelled bath with chrome mixer tap, electric shower over and glass shower screen, pedestal wash hand basin with chrome mixer tap and low level WC. Heated towel rail. Fully tiled walls and flooring. Frosted uPVC window to rear elevation.

**OUTSIDE**

To the front the property is approached via a paved pathway with a lawned area to one side. To the rear of the property is a patio area which leads to a level lawn with mature borders with fenced boundary. Garden shed. Two allocated parking spaces are situated in a parking area at the front of the property.

**SERVICES**

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

