



DIRECTIONS

From the M4 junction at Magor proceed towards the centre of the village bearing right, continue pass the village centre where you will find the turning to the West End on your right hand side. Proceed along this road where Hillwood will be found on your left.

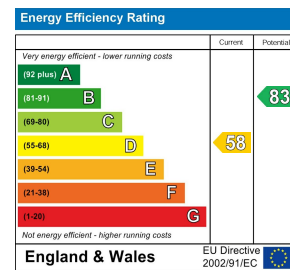
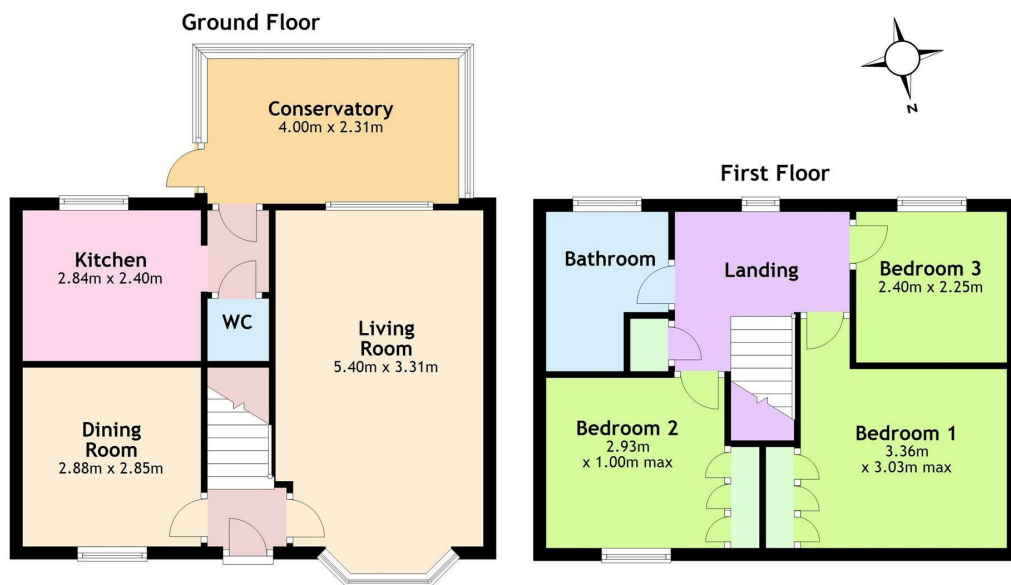
SERVICES

All mains services are connected to include gas central heating.

2021/2022 Council Tax Band E.

TENURE - FREEHOLD

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



HILLWOOD WEST END, MAGOR, MONMOUTHSHIRE, NP26 3HT



£320,000

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishing.

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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Hillwood comprises of a detached three bedroom family house occupying a pleasant position within West End, Magor, a sought after part of this village, as it offers easy walking to the village centre with good range of local stores and public houses. Magor itself is a well regarded village with excellent road access via the M4 motorway junction bringing Cardiff, Newport and Bristol within easy reach.

GROUND FLOOR

ENTRANCE HALL

Door to front elevation. Stairs off: -

LIVING ROOM

17'7" x 10'10"

With windows to front and rear elevations. Feature fireplace.

DINING ROOM

9'6" x 9'7"

With window to front elevation.

KITCHEN

9'7" x 7'10"

With a range of base and eye level units and work surfaces over. Single drainage sink unit with mixer tap. Electric hob with oven below and extractor over. Space for washing machine and fridge/freezer. Tiled splashbacks. Window to rear.

REAR LOBBY

Giving access to conservatory.

CLOAKROOM

With low level WC and wash hand basin.

CONSERVATORY

13'5" x 7'6"

With windows to rear overlooking the garden.

FIRST FLOOR STAIRS AND LANDING

With window to rear elevation. Airing cupboard.

BEDROOM 1

11' x 10'1"

Window to front elevation. Built-in wardrobe.

BEDROOM 2

9'7" x 9'2"

Window to front elevation. Built-in wardrobe.

BEDROOM 3

8'7" x 7'6"

Window to rear elevation.

BATHROOM

Three piece suit comprising panelled bath with shower over, low level WC and wash hand basin. Window to rear.

GARDENS

With gravelled driveway to the side, giving access to the single car garage with up and over door and courtyes door to side. Otherwise, the gardens to the front are lawned with mature hedging. The rear garden is laid to lawn with mature hedging and sun terrace.

