



Fairview, Vinegar Hill, Undy, Caldicot, Monmouthshire, NP26 3EJ

£374,950



DIRECTIONS From our Chepstow office proceed onto the M48 motorway network towards Newport. Upon joining the M4 take the first exit where at the roundabout take the first exit to Magor. Continuing along this road take the first left and proceed to the next roundabout heading right towards Magor. Proceed along this road turning left into Vinegar Hill before the football club turning on the opposite side of the road. Proceed up Vinegar Hill and the property is at the top of the hill opposite the small cul-de-sac.

SERVICES

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

TENURE - FREEHOLD

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

Disclaimer
These particulars are intended to give a fair description of the property but their 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 furnishings.

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 fact.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Moon & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Description

Fairview, Undy comprises a spacious semi-detached period property situated within this quiet location on the periphery of the villages of Undy and Magor. The property offers to the ground floor, entrance hall with boot room with access to living room which is open to kitchen dining room. Also with access to utility/shower room, ground floor WC and in turn access to family room/bedroom five. To the first floor are three bedrooms and family bathroom, with the main bedroom to the second floor complete with vaulted ceiling. Outside the property benefits from off-road parking for two vehicles with landscaped front gardens including natural ponds, seating areas and barbeque space with the gardens to the side and rear offering paved seating area and well stocked beds and borders. At the end of the rear garden is access to a further private garden area with Yurt to remain with wash room and WC facilities. The current owners utilise this as a successful Airbnb which generates around £6-8,000 pa. A new owner could utilise this income potential or could use as guest accommodation. There is also a separate area of land which is not owned by the vendors of Fairview but is rented to them for a nominal fee. Although this is not guaranteed to be continued to a new owner, this option can be explored further.

Being situated in Undy, a range of facilities in Undy and Magor are close at hand to include local shop, pubs and primary schools. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

Accommodation

GROUND FLOOR

RECEPTION HALL
With quarry tiled flooring, bootroom and separate storage cupboard.

LIVING ROOM
13'6" x 11'11"
A spacious reception room with double glazed bay window to front elevation, feature open fireplace and woodblock flooring. Oak veneered fitted shelving, adjustable in both alcoves Open plan to kitchen dining room and with access to inner hallway leading to the first floor.

KITCHEN DINING ROOM
16;4" x 11'4"
Appointed with pine open storage shelving units with deep stainless steel worktops handmade by local craftsmen. With 'Falcon' commercial gas 4-ring cooker and extractor over, dishwasher and Belfast sink with mixer tap over, space for fridge/freezer. Benefitting from two original fitted dresser style storage cupboards recessed into alcoves. Feature original range fireplace with warming oven and open fireplace. Wooden flooring.

UTILITY ROOM/SHOWER ROOM
With space for washing machine with storage unit above, pull out accessible shower cubicle with shower over (concealed behind pine door hanging space) and wetroom style quarry tile flooring. Access to ground floor WC and family room/bedroom 5.

GROUND FLOOR/WC
Comprising a white suite to include low level WC and wash hand basin with chrome taps. Quarry tiled flooring and frosted window to rear elevation.



FAMILY ROOM/BEDROOM 5
11'7" x 9'7"
A versatile room which could be utilised as a fifth bedroom, family room or large study. With wooden flooring, windows to front and rear elevations, double doors to rear garden. The utility room, ground floor WC and family room could be utilised as a separate annex.

FIRST FLOOR STAIRS AND LANDING
With window to side elevation.

BEDROOM 2
12'3" x 10'3"
A double bedroom with window to front elevation and woodblock flooring. Original open fireplace, fitted adjustable oak-veneered shelving. Wall mounted, gas fired boiler, providing domestic hot water and central heating. TV aerial point.

BEDROOM 3
13'11" x 9'11"
A double bedroom with window to rear elevation. two built-in wardrobes and understairs storage area, woodblock flooring.

BEDROOM 4
13' x 8'
A double bedroom with window to rear elevation.

BATHROOM
Comprising a three piece white suite to include low level WC, pedestal wash hand basin with chrome taps and panelled bath with chrome taps, mains fed shower over and glass shower screen. With part tiled walls and wood veneer flooring. Frosted window to front elevation.

BEDROOM 1
18'3" x 17'10"
Accessed from the first floor landing door with stairs to the second floor this light and airy double bedroom offers, velux rooflights and feature porthole style window, wooden flooring and exposed brickwork chimney stack. Eaves storage cupboards.

OUTSIDE
To the front, there is a parking bay for two vehicles, with wooden bin store. The house is approached via either of two pathways through front gardens. The south facing landscaped front gardens offer well stocked flower beds, several pear and apple trees, brick-built smoker/barbeque, and decked area. There are two raised fish ponds and a separate natural pond at ground level. The gardens continue to the side of the property leading to the rear gardens with a further pond, flower beds and covered bike storage. Original (upgraded) brick built outhouse, approx 6ft x 6 ft, with power and hot/cold water supply, and containing a steel work surface and small sink. It is complete with power, lighting, and hot/cold water supply.

There is also gated access leading to the separate private gardens which houses the yurt, separate cabin and mains-fed shower & flush toilet, electrical sockets and washing machine to the rear. The yurt accommodation can be viewed at [Airbnb.com/h/thegardenyurt](https://www.airbnb.com/h/thegardenyurt). With covered deck and private garden area (including raised herb beds, plum tree, grape vines), this space is currently utilised by the vendors as a successful air B&B. To the rear of these gardens, behind a secured gate, is an area with three store sheds, including one of approx. 8ft x 15ft.. There is a separate area of land to the side of the property which the current vendors rent for a nominal fee and this option could be explored by a new buyer.

