



DIRECTIONS

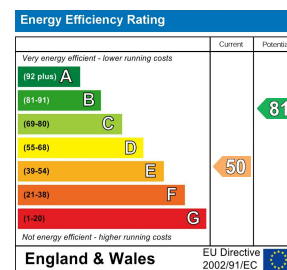
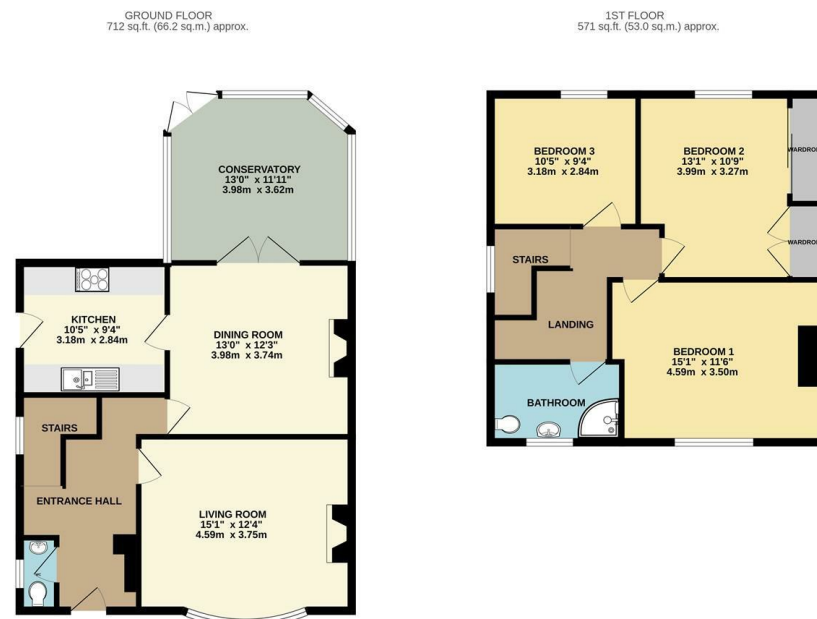
What Three Words : Land.Refer.Basket

SERVICES

Mains water and electricity. Septic tank. Oil fired central heating.
Council Tax Band F

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 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.



ROSE VILLA, WHITEWALL, MAGOR, CALDICOT, MONMOUTHSHIRE, NP26 3DD



£365,000

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

Occupying a generous level plot on a quiet country road yet being within a short walk to Magor village centre and retaining excellent access to the M4 Motorway network, this attractive stone-built semi-detached cottage will no doubt suit a variety of markets. The well-planned and deceptively spacious living accommodation is arranged over two floors and briefly comprises to the ground floor; reception hall, WC/ cloakroom, lounge with bay window, dining room with feature fireplace, kitchen and a conservatory, whilst to the first floor there are three double bedrooms and a four-piece family bathroom. The property further benefits a private extensive gated driveway, detached garage offering excellent potential for a variety of uses (subject to consent) as well as beautifully landscaped wrap-around gardens.

The property is situated in a peaceful semi-rural location, on the outskirts of the village of Magor in the county of Monmouthshire. The property is well positioned in relation to local services, under one mile from the village centre and benefiting from good transportation links, with access to Junction 23A of the M4 Motorway, only 1.9 miles away. The property is within easy commuting distance to the cities of Newport (approximately 9 miles), Cardiff (approximately 21 miles) and Bristol (approximately 24 miles). The Severn Tunnel Junction in Rogiet (approximately 3.5 miles) provides regular rail links to the surrounding cities.

GROUND FLOOR

ENTRANCE HALL

Door to front elevation leads into spacious hall. Stairs to first floor. Useful shoes and coats area. Under stairs store area. Window to the side elevation.

WC/CLOAKROOM

Comprising a wall mounted wash hand basin and low-level WC. Frosted window to the side elevation. Tiled flooring.

LOUNGE

4.59m x 3.75m (15'0" x 12'3")

A very well-proportioned reception room with feature fireplace with surround and marble hearth. Feature bay window to the front elevation overlooking the garden.

DINING ROOM

3.98m x 3.74m (13'0" x 12'3")

A very spacious reception space with feature fireplace with cast iron fittings. Wooden floor. French doors leading to :-

CONSERVATORY

3.98m x 3.62m (13'0" x 11'10")

Providing a further flexible space enjoying views over the rear garden.

KITCHEN

3.18m x 2.84m (10'5" x 9'3")

Accessed off the dining room with the option to create open plan living subject to consent, if required. The kitchen

comprises an extensive range of fitted wall and base storage units with ample laminate work tops over and tiled splashback. Feature freestanding Range cooker with overhead extractor hood. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Space for washing machine and fridge. Pedestrian door to the rear garden.

FIRST FLOOR STAIRS AND LANDING

Spacious landing area with frosted window to the side elevation. Loft access point. Direct access to all first-floor rooms.

PRINCIPAL BEDROOM

4.59m x 3.50m (15'0" x 11'5")

A generous and well-proportioned double bedroom with a window to the front elevation overlooking the gardens. Built in over stairs storage cupboard.

BEDROOM 2

3.99m x 3.27m (13'1" x 10'8")

Also, a generous double bedroom with a window to the rear elevation. Built in wardrobe.

BEDROOM 3

3.18m x 2.84m (10'5" x 9'3")

A further double bedroom with a window to the rear elevation.

FAMILY BATHROOM

Comprising a modern suite to include panelled bath with tile

surround and handheld shower attachment, corner shower cubicle with electric shower over and tile surround, low level WC and wash hand basin with mixer tap inset to vanity unit. Heated towel rail. Frosted window to the front elevation.

OUTSIDE

GARAGE

A detached garage with manual up and over door with power and light connected.

GARDENS

To the front the property is approached via a gated pedestrian pathway and a private gated driveway providing off street parking for several vehicles and leading to the garage. The garden at the front comprises an area laid to lawn fully enclosed by an attractive stone wall and bordered by a range mature plants and shrubs. Open access to the side garden which comprises an extensive area laid to lawn, perfect for children to play or for the garden enthusiast, also providing several areas to enjoy the sunshine, dining and entertaining. There are a range of attractive plants and shrubs and pedestrian pathway leading to the rear garden. Whilst comprises an area laid to stones providing a perfect area for relaxing and entertaining. A further level laid to lawn and picket fencing to the rear boundary enjoying views over the surrounding fields. There is also a useful shed for storage.

SERVICES

Septic tank. Mains electric and water. Oil fired central heating.

