



DIRECTIONS

From the M4 motorway junction 23A proceed into the village of Magor turning left onto Dancing Hill, continue straight onto Quarry Rise and then turn right onto Acacia Avenue and then right onto Pennyfarthing Lane where following the numbering you will find the property.

SERVICES

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

Council Tax Band G

TENURE - FREEHOLD

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



**9 PENNYFARTHING LANE, UNDY, CALDICOT,
MONMOUTHSHIRE, NP26 3NU**

4 **2** **4** **C**

£425,000

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

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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.

This property in Pennyfathing Lane comprises a detached four-bedroom family home occupying a pleasant position on this mature development close to the village centre of Major and Undy, as well as enjoying excellent access via the M4 and M48 motorway junctions.

The property has been extended and now offers entrance porch into entrance hall, sitting room, living room, dining room and conservatory, along with study and kitchen. To the first-floor principal bedroom with en-suite bathroom, with three additional good sized double bedrooms and family bathroom.

GROUND FLOOR

ENTRANCE PORCH

With window and door to front elevation. Wood block flooring.

ENTRANCE HALL

With wood block flooring. Stairs to first floor.

CLOAKROOM/WC

With low level WC and wash hand basin. Part tiled walls. Window to front elevation.

SITTING ROOM

3.89m x 2.74m (12'9" x 9')

With window to front elevation.

LIVING ROOM

4.57m x 4.19m maximum (15' x 13'9" maximum)

With window to front elevation. Attractive feature fireplace with living flame gas fire. Archway to :-

DINING ROOM

3.71m x 2.54m (12'2" x 8'4")

With attractive wood block flooring. Patio doors to :-

CONSERVATORY

uPVC double glazed conservatory with doors to garden.

INNER HALLWAY

STUDY

2.44m x 2.44m (8' x 8')

With window to rear elevation.

KITCHEN/BREAKFAST ROOM

6.60m x 2.74m (21'8" x 9')

Appointed with a matching range of base and eye level storage units with ample work surfacing over. Inset one and a half bowl and drainer sink unit. Tiled splashbacks and flooring. Integrated dishwasher, twin oven and four ring hob. There is also a useful utility store cupboard leading off the kitchen.

FIRST FLOOR STAIRS AND LANDING

Loft access point. Airing cupboard.

PRINCIPAL BEDROOM

3.23m x 3.05m (10'7" x 10')

With window to front elevation. Extensive range of built-in wardrobes. Door to :-

EN-SUITE BATHROOM

Appointed with a three-piece suite to include panelled bath with shower over, low level WC and wash hand basin. Fully tiled walls. Window to front elevation.

BEDROOM 2

5.23m x 2.46m (17'2" x 8'1")

With two windows to rear elevation. Wood effect flooring.

BEDROOM 3

4.88m x 2.74m (16' x 9')

With window to rear elevation.

BEDROOM 4

4.37m x 2.74m (14'4" x 9')

With window to front elevation.

BATHROOM

Appointed with a three-piece suite comprising panelled bath with shower over, low level WC and wash hand basin. Fully tiled walls. Window to side elevation.

OUTSIDE

GARDENS

To the front with parking area. To the rear with attractive sun terrace with steps to a level lawned area enjoying a sunny aspect.

SERVICES

All mains services are connected, to include mains gas central heating. Full alarm system. Owned Solar Panels.

