



DIRECTIONS

From our Chepstow office proceed to the M48 towards Magor. Taking the exit, follow the road through Magor village, back towards Caldicot, as you exit Magor and enter Undy, take the last turning on your right, then immediately right, then bear left to the end of the road where you will find St Josephs Close.

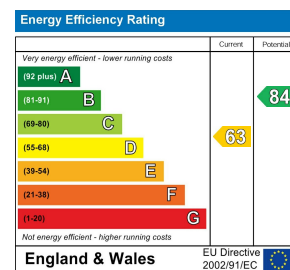
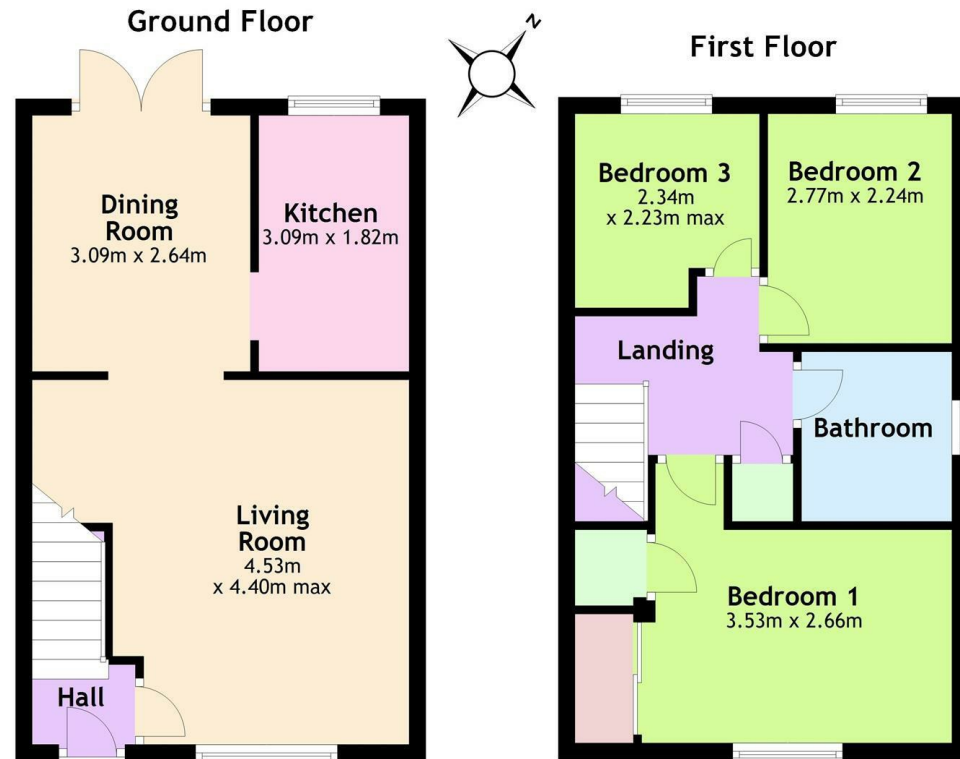
SERVICES

All mains services are connected to include gas central heating.

2021/2022 Council Tax Band D.

TENURE - FREEHOLD

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



**8 ST. JOSEPHS CLOSE, UNDY, CALDICOT,
MONMOUTHSHIRE, NP26 3PP**



£279,950

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 finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

8 St Josephs Close occupies a pleasant end of cul-de-sac position within this established residential area on the outskirts of Undy village, itself a very popular location with excellent access to M4 motorway junction at Magor, as well as local schools and other amenities. This property stands in a particularly attractive position with a pleasant semi-rural feel.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Stairs off: -

LIVING ROOM

14'2" x 11'7"

With window to front elevation. Feature fireplace has a "living flame" gas fire. Archway to: -

DINING ROOM

10'4" x 8'7"

With French doors to rear sun terrace.

KITCHEN

10' x 6'

Tastefully updated with a matching range of base and eye level storage units with ample work surfacing over. Inset four ring gas hob with electric oven below and extractor hood above. Space for washing machine and dishwasher. Single drainer sink unit. Wall mounted gas fired boiler providing domestic hot water and central heating. Windows to rear elevation.

FIRST FLOOR STAIRS & LANDING

With access hatch to loft space. Airing cupboard.

BEDROOM 1

12' x 8'2"

A most pleasant main bedroom with window to front elevation with attractive rural views. Built-in wardrobe.

BEDROOM 2

9'2" x 7'10"

With window to rear elevation.

BEDROOM 3

7'3" x 6'2"

With window to rear elevation.

BATHROOM

Updated with a three piece suite comprising panelled bath with shower over, low level WC and wash hand basin. Tiled splash backs. Window to side elevation.

GARDENS

The property stands in pleasant front and rear gardens. To the front, laid to lawn with side drive offering ample parking for several vehicles. To the rear, a large attractive sand stone sun terrace, along with pleasant lawned garden.

