



DIRECTIONS

From our Chepstow office proceed along the M48 towards Newport merging onto the M4. Take the first exit for Magor and at the roundabout take the first exit, follow the road taking the next left turning. At the next roundabout head right towards Magor. Proceed along the road without deviation turning left into Pankhurst Drive, then second right into Sir Bartholomew Grove, where following the numbering, you will find the property on your right hand side.

SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band E.

TENURE - FREEHOLD

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



53 SIR BARTHOLOMEW GROVE, UNDY, CALDICOT, MONMOUTHSHIRE, NP26 3FX

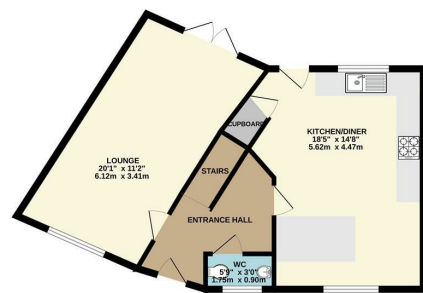
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OFFERS OVER £300,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.

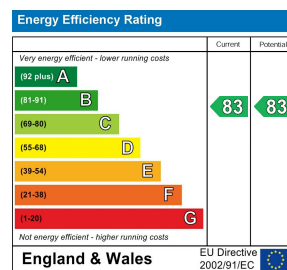


1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 well-presented modern family home in Sir Bartholomew Grove, is located within a popular residential location close to the village of Undy. The property offers to the ground floor, reception hall leading to living room, spacious kitchen/diner and cloakroom/WC. To the first floor are three bedrooms, the main with en-suite shower room as well as separate family bathroom. Outside, the pleasant rear garden is mainly laid to lawn and gives gated access to the private driveway which provides parking for several vehicles.

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

GROUND FLOOR

ENTRANCE HALL

Composite front door leads into reception hall. Stairs off to the first floor. Ceramic tiled flooring.

CLOAKROOM/WC

A two-piece suite to include a pedestal wash hand basin with chrome mixer tap and tiled splashback and low-level WC. Frosted window to front elevation.

SITTING ROOM

6.12m x 3.40m (20'1" x 11'2")

Light and airy reception room with uPVC window to front elevation and French doors to rear elevation. Wood effect flooring.

KITCHEN/DINING ROOM

5.61m x 4.47m (18'5" x 14'8")

A spacious open-plan kitchen/diner with dual aspect windows to front and rear elevations, and half-glazed door to rear elevation. The kitchen itself is appointed with a good range of eye and base level cupboards with ample wood effect worktop over and upstand. One and a half bowl and drainer stainless steel sink unit with chrome mixer tap. Four ring gas hob with stainless steel splashback and feature extractor fan over, and electric oven below. Built-in fridge/freezer, dishwasher and space for washing machine. There is also a handy peninsula unit perfect for informal dining, with extra storage, plus a wine cooler. Tiled floor. Under-stair storage cupboard.

FIRST FLOOR STAIRS AND LANDING

Access to the partially boarded loft space with an integrated ladder. Window overlooking the rear garden.

PRINCIPAL BEDROOM

4.72m x 3.58m (15'6" x 11'9")

A really spacious bedroom with built-in wardrobes and two windows to front elevation. Door to:

EN-SUITE SHOWER ROOM

Comprising a three piece suite to include low-level WC, corner shower unit with glass sliding shower door and chrome shower attachment and pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Tiled floor. Frosted window to front elevation.

BEDROOM 2

5.66m x 4.37m (18'7" x 14'4")

A good-sized double bedroom with window to front elevation. Built-in cupboard.

BEDROOM 3

3.00m x 2.41m (9'10" x 7'11")

Currently being utilised as a home office with window to rear elevation.

FAMILY BATHROOM

Comprising of a three-piece suite to include panelled bath with chrome mixer tap, and chrome shower attachment over with glass shower screen, low-level WC, and pedestal wash hand basin with chrome tap. Half-tiled walls. Frosted window to rear elevation.

OUTSIDE

To the front a pedestrian pathway leads to the front entrance door with lawned areas and mature shrubs. The rear garden is mainly laid to lawn with a paved area and fenced boundary with gated access to the driveway, offering parking for up to three vehicles, situated to the side of the property. There is a storage shed in the parking area which will remain.

SERVICES

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

