



DIRECTIONS

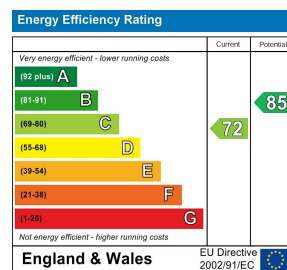
Exit the M4 at junction 23a where at the roundabout take the first exit, branch left at the next roundabout taking the third exit onto Newport Road, turn left onto Dancing Hill and proceed up the hill turning right onto Acacia Avenue where following the numbering you will find the property.

SERVICES

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

TENURE - FREEHOLD

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



**7 ACACIA AVENUE, UNDY, CALDICOT,
MONMOUTHSHIRE, NP26 3NQ**



£275,000

Sales: 01291 629292
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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.

Situated in this popular village location, Acacia Avenue comprises a deceptively spacious semi-detached property offering well-planned accommodation that will no doubt suit a variety of purchasers. The layout briefly comprises to the ground floor entrance hall, lounge, kitchen/dining room and a converted garage to provide a fantastic versatile additional reception room/bedroom or indeed a home office and to the first floor there are three bedrooms and a family bathroom. Further benefits include a private driveway and a generous low-maintenance rear garden.

Being situated in Undy, a range of local facilities are close at hand to include primary schools, shops, pubs and restaurants with a further range of amenities in nearby Newport, Caldicot and Chepstow. There are good bus, road and rail links with A48, M48 and M4 motorway networks bringing Cardiff, Newport and Bristol all within commuting distance.

GROUND FLOOR

ENTRANCE HALL

uPVC door leads into a spacious entrance hall. Stairs to first floor.

LOUNGE

4.54m x 3.50m (14'10" x 11'5")

A generous reception room enjoying a window to the front elevation.

KITCHEN

3.25m x 2.25m (10'7" x 7'4")

Comprising a range of fitted base and eye level storage units with laminate worktops over and tiled splashback. Inset one bowl and drainer sink unit. Integrated four ring gas hob with

extractor hood over and electric oven/grill below. Space for full height fridge/freezer, washing machine and tumble dryer. Window to the rear elevation enjoying views over the garden. Useful understairs storage cupboard. Open plan to :-

DINING ROOM

3.10m x 2.34m (10'2" x 7'8")

With French doors leading out to the rear garden. Door and step down leads to :-

HOME OFFICE/BEDROOM 4

5.03m x 2.17m (16'6" x 7'1")

A former garage, now providing an additional versatile room that offers a fantastic opportunity for the home office or a fourth bedroom. Window to the front elevation. Loft access point providing additional useful storage. Built-in storage cupboard with frosted window to the rear elevation.

FIRST FLOOR STAIRS AND LANDING

Providing access to all first-floor rooms. Loft access point, with the loft housing gas combination boiler. Airing cupboard.

BEDROOM 1

4.48m x 2.43m (14'8" x 7'11")

A generous double bedroom with window to the front elevation.

BEDROOM 2

3.46m x 2.44m (11'4" x 8'0")

Again, a good sized double bedroom with window to the rear elevation.

BEDROOM 3

2.78m x 1.99m (9'1" x 6'6")

A single bedroom with window to the front elevation.

FAMILY BATHROOM

Comprising a modern neutral suite to include panelled bath with mains fed shower over, glass shower screen and tiled surround, pedestal wash hand basin with tiled splashback and low-level WC. Heated towel rail. Tiled flooring. Frosted window to the rear elevation.

OUTSIDE

To the front is a private driveway providing off-street parking for one vehicle and a low maintenance area laid to stones offering the opportunity to create an additional driveway space, if required. To the rear is a good size low maintenance garden comprising a sizeable paved patio area perfect for dining and entertaining which leads onto an area laid to lawn perfect for children to play or as a blank canvas for the garden enthusiasts. At the rear of the garden there is a further paved patio area, as well as a useful shed for storage. The rear garden is fully enclosed by timber fencing to all sides.

SERVICES

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

