

DIRECTIONS

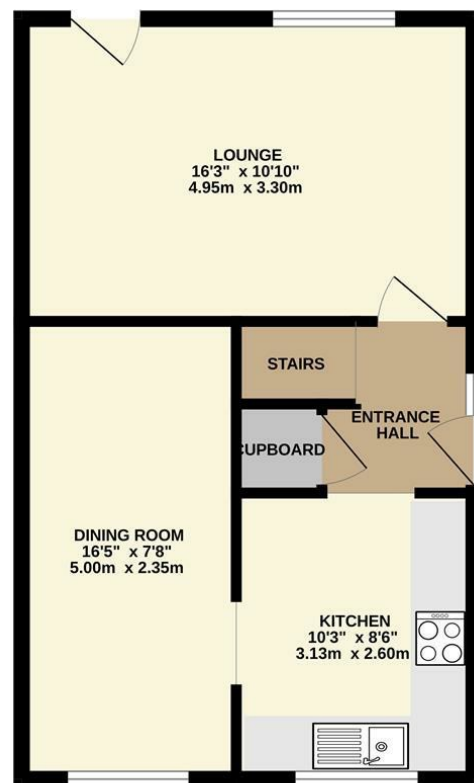
From our Chepstow Office proceed up Moor Street, turning right on the A48. Proceed to the St. Lawrence roundabout taking the second exit. At the Newhouse roundabout take the M48 motorway towards Magor. After joining the M4 motorway, take the first junction, 23a, where at the roundabout take the first 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 on the left.

TENURE - FREEHOLD

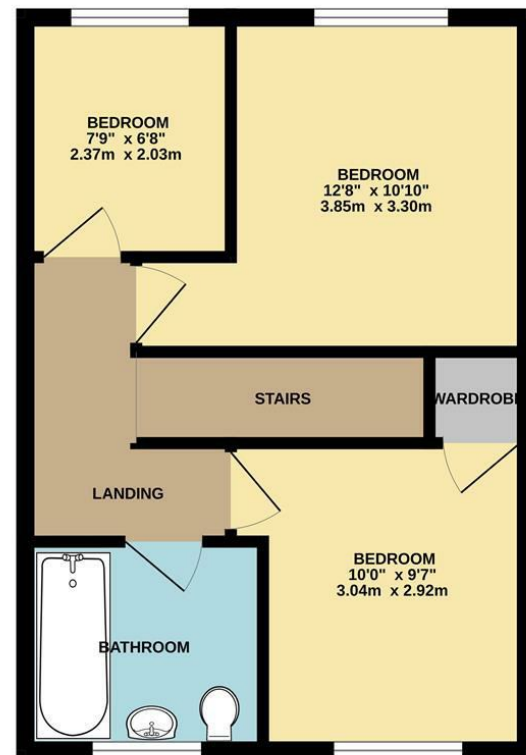
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



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



£289,950

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This beautifully presented, semi-detached property is situated within the popular village of Undy, close to local amenities, and viewing is highly recommended. The layout briefly comprises to the ground floor; entrance hall, sitting room, kitchen through to the converted garage which now provides an open plan dining room. To the first floor there are three bedrooms and a family bathroom. Further benefits include a private driveway and a generous, mature, 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

RECEPTION HALL

uPVC half-glazed front door with glazed panel leads into reception hall with wooden effect flooring. Handy understairs storage cupboard. Stairs to first floor.

SITTING ROOM

4.95m x 3.30m (16'3" x 10'10")

A lovely light sitting room with uPVC door and window to the rear garden. Free-standing log effect electric fire. Wooden effect flooring.

KITCHEN

3.12m x 2.59m (10'3" x 8'6")

Appointed with a matching range of base and eye level storage units with granite effect laminate work surfacing over and tiled splashbacks. One bowl and drainer stainless steel sink unit with mixer tap. Four ring electric hob with oven beneath. Space for washing machine and and full height fridge/freezer. Ceramic tiled flooring. Window to front elevation. Open to: -

DINING ROOM

5.00m x 2.34m (16'5" x 7'8")

A converted garage currently utilised as a formal dining room. Window to front elevation. Wood effect flooring.

FIRST FLOOR STAIRS AND LANDING

Loft access point.

BEDROOM 1

3.86m x 3.30m (12'8" x 10'10")

A well-proportioned double bedroom with window to rear elevation. Wooden flooring.

BEDROOM 2

3.05m x 2.92m (10'0" x 9'7")

A double bedroom with window to the front elevation. Airing cupboard. Wooden flooring.

BEDROOM 3

2.36m x 2.03m (7'9" x 6'8")

A single bedroom with window to rear elevation. Wooden flooring.

FAMILY BATHROOM

Appointed with a three-piece suite to include a P-shape panelled bath with glass shower screen, chrome taps and chrome shower attachments, pedestal wash hand basin with chrome mixer tap and a low-level WC. Tiled walls and flooring. Chrome heated towel rail. Frosted window to front elevation.

OUTSIDE

To the front of the property there is a driveway providing parking and lawned area with shrubs. To the rear there is a level garden mainly laid to lawn with a decked area and patio providing space for dining and entertaining. At the rear of the garden is a shed (to remain). Pedestrian gate leads to the side of the property.

SERVICES

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

