



DIRECTIONS

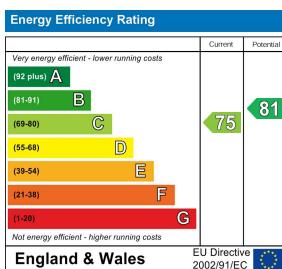
From the M4 motorway junction 23A proceed into the village of Magor turning left onto Dancing Hill, continue straight onto Quarry Rise and then right onto Acacia Avenue and right again on to Pennyfarthing Lane where following the numbering you will find the property.

SERVICES

All mains services are connected to include mains gas central heating.
Council tax band C.

TENURE - FREEHOLD

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



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 furnishings 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.



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



£260,000

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

Occupying a pleasant position on this very popular residential development within the desirable village of Undy, affording a very short walking distance to the highly regarded Undy Primary School, this immaculately presented semi-detached home will no doubt suit a variety of markets. The current well-planned accommodation is arranged over two floors and briefly comprises, to the ground floor: entrance hall, lounge and an open plan kitchen/dining room with curtsey pedestrian door to the rear garden, the first floor offers two double bedrooms as well as a modern family bathroom. The property further benefits a private driveway providing off-street parking for two vehicles and a single garage, along with a generous low-maintenance south-westerly facing rear garden. The property further benefits a gas combi boiler and uPVC double glazing throughout.

Situated in this popular village within easy reach of amenities as well as being within a stone's throw to the M4 motorway network making this ideal for the everyday commuter. The property will be ideal for first time buyers, professional couples, young families, the retired market or indeed as an excellent investment opportunity.

GROUND FLOOR

ENTRANCE HALL

uPVC door leads into the entrance hall with feature tiled floor and window to the side elevation. Door to:-

LOUNGE

4.83m x 3.63m (15'10" x 11'11")

A very generous reception space with window to front elevation. Wood effect laminate floor. Half-turn staircase to the first floor landing. Door to:

KITCHEN/DINING ROOM

3.63m x 2.74m (11'11" x 9'0")

A fantastic open plan kitchen/dining space appointed with a range of fitted wall and base kitchen units with ample laminate worktops and tiled splashbacks. Inset stainless steel sink with drainer. Integrated four ring gas hob with extractor hood over and electric oven/grill below. Space for full height freestanding fridge/freezer and space and plumbing for washing machine. Feature tiled flooring. Space for dining table and chairs. Window to the rear elevation and courtesy pedestrian door leads directly out to the rear patio area.

FIRST FLOOR STAIRS AND LANDING

Loft access point to partially boarded loft space.



BEDROOM 1

3.63m x 2.74m (11'11" x 9'0")

A good sized double bedroom with window to the rear elevation.

BEDROOM 2

3.63m x 2.46m (11'11" x 8'1")

A second good sized double bedroom with window to the front elevation.

FAMILY BATHROOM

Comprising a contemporary neutral suite to include panelled bath with mains fed shower over, wash hand basin inset to vanity unit with mixer tap, and low-level WC. Heated towel rail. Frosted window to side elevation. Built-in over stairs airing cupboard housing the gas combi boiler, with inset shelving providing ideal storage.

OUTSIDE

GARAGE

4.62m x 2.49m (15'2" x 8'2")

The property benefits a private tarmac driveway providing off-street parking for two vehicles which leads to the attached single garage with manual up and over door, power and light connected. Pedestrian door to the rear garden.

GARDEN

To the front a low-maintenance front garden area laid to lawn with low-level brick wall to the front boundary. To the rear is a generous level garden enjoying a sunny south-westerly aspect and comprising a paved patio area with a further area laid to decking providing a perfect space for a hot tub or indeed further alfresco dining. There is a spacious area laid to lawn together with an area laid to slate providing further terrace space. The rear garden enjoys borders with attractive plants and shrubs, and is fully enclosed by timber fencing to both sides and a feature brick wall to the rear boundary. There is a pedestrian door leading into the single garage.

SERVICES

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

