



## DIRECTIONS

From our Chepstow Office proceed along the M48 towards Newport, join the M4 and then take the first junction off towards Magor. At the roundabout take the first exit and then turn first left, proceed to the next roundabout bearing right towards Magor, continue along the Magor Road turning left onto Dancing Hill and proceed to the top of the hill, turning right onto Meadow Rise. Carry on along this road, taking the second left into Oak Close where following the numbering you will find the property at the end of the cul-de-sac.

## 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.

GROUND FLOOR  
651 sq ft (60.4 sq m) approx

1ST FLOOR  
338 sq ft (31.4 sq m) approx



**TOTAL FLOOR AREA:** 988 sq ft (91.8 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor area, dimensions, measurements of doors, windows, alcoves 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 by 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.

## DISCLAIMER

**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.

OFFER

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

1.1. 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.

Only used as a guide. 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.



# 14 OAK CLOSE, UNDY, CALDICOT, MONMOUTHSHIRE, NP26 3LR



£325,000

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

Occupying a very pleasant position within this quiet cul-de-sac setting, on a popular residential development within the desirable village of Undy, this deceptively spacious semi-detached property affords fantastic well-planned and versatile living accommodation which will suit a variety of markets to include first time buyers, professional couples, young families and indeed the retired market. Undy Primary School is a short distance away, as is the Magor Community Hub. There is excellent access to the Severn Bridge and motorway network providing access to Bristol, Newport and Cardiff.

The current layout briefly comprises to the ground floor: entrance hall, generous lounge with feature fireplace and bay window, kitchen/dining room with integrated appliances, along with conservatory and to the first floor there is a principal double bedroom with fitted wardrobes and two further bedrooms as well as a modern four-piece family bathroom. Furthermore, there is an ideal loft room providing further flexible use. The property also benefits a private driveway to the front and a single garage with WC/cloakroom and utility at the rear. The rear garden is south-westerly facing and of low-maintenance.

## GROUND FLOOR

### ENTRANCE HALL

uPVC front door with glazed panel leads into the entrance hall.

### LOUNGE

**4.32m x 4.19m (14'2" x 13'9")**

A well-proportioned reception room with bay window to the front elevation. Feature fireplace with electric fire and marble base. Staircase leading to the first floor.

### KITCHEN/DINING ROOM

**4.19m x 3.18m (13'9" x 10'5")**

Appointed with an extensive range of wall and base units with ample laminate worktops over with tiled splashback and a feature breakfast bar. Inset one and a half bowl stainless steel

sink with drainer. Four ring gas hob with extractor hood over and eye level double oven and grill. Integrated washing machine, Neff microwave and undercounter fridge. Feature tiled flooring. Window and French doors to: -

### CONSERVATORY

**3.71m x 2.46m (12'2" x 8'1")**

A fantastic versatile space currently utilised as a second sitting room but could make an ideal dining area if desired. Tiled floor, central heating and double glazing. French doors to rear garden.

### FIRST FLOOR STAIRS AND LANDING

A spacious landing area with loft hatch with fitted ladder to:

### LOFT ROOM

A fantastic, versatile space which could be used either as additional storage or indeed potential for further

accommodation subject to the necessary consent. Large Velux window to the rear and access to both eaves storage areas.

### BEDROOM 1

**3.61m x 2.64m (11'10" x 8'8")**

A very generous double bedroom with fitted wardrobes and a window to front elevation.

### BEDROOM 2

**2.87m x 2.46m (9'5" x 8'1")**

With window to the rear elevation.

### BEDROOM 3

**2.01m x 1.73m (6'7" x 5'8")**

A single bedroom with fitted wardrobe and window to rear elevation.

### FAMILY BATHROOM

Appointed with a four-piece suite to include panelled bath, walk-in corner shower cubicle with mains fed shower unit and tiled walls, wash hand basin inset to vanity unit with mixer tap, and low-level WC. Wall-mounted heated towel rail. Half-tiled walls. Frosted window to side elevation.

### GARAGE

**4.57m x 2.49m (15'0" x 8'2")**

The property benefits a private driveway laid to feature block paving and tarmac providing off-street parking for at least two vehicles which leads to the attached single garage with manual up and over door, having light and power connected. Door to:

## UTILITY ROOM

**2.59m x 2.49m maximum measurement (8'6" x 8'2" maximum measurement)**

Door and window to the rear garden. Space for under counter freezer, and space for tumble dryer. Baxi combi boiler.

## CLOAKROOM/WC

With low-level WC and wall-mounted wash hand basin and tiled splashback. Feature quarry tiled floor.

## GARDENS

A tarmac pedestrian pathway leads to the front entrance of the property. The rear garden comprises a low-maintenance, level private garden enjoying a south-westerly sunny aspect, mainly laid to a paved patio area, along with level area laid to lawn. The rear garden is bordered by an attractive range of mature plants and shrubs, fully enclosed by timber fencing to all sides.

## SERVICES

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

