



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 and then the next left. At the next roundabout head right towards Magor. Proceed along B4245 turning left into Manor Chase and then taking the second turn into St Mellons Court and right onto Badgers Walk, then third left into Kiln Way. At the T-junction turn right onto Gwyndy Road and then left into Apple Avenue where you will find the property at the end of the cul-de-sac on your left.

SERVICES

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

Council Tax Band E.

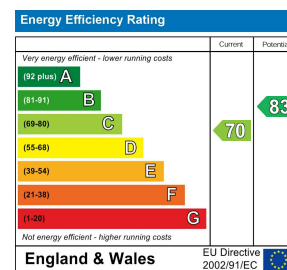
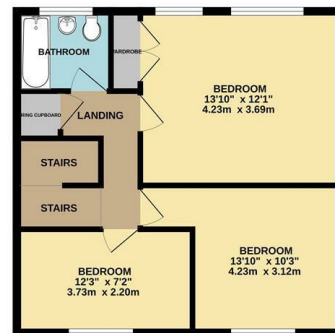
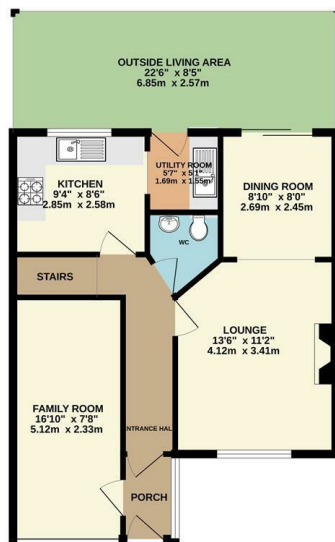
TENURE - FREEHOLD

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



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operation 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.



**2 APPLE AVENUE, UNDY, CALDICOT,
MONMOUTHSHIRE, NP26 3QF**



£325,000

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

Occupying a pleasant and elevated position within this quiet cul-de-sac setting in the popular village of Undy, is this well-presented detached family home that will no doubt suit a variety of markets. The well-planned and versatile living accommodation briefly comprises to the ground floor: entrance porch, entrance hall, part-converted garage to provide a flexible space, open plan living/dining room, cloakroom/WC, fully fitted kitchen and a utility room. To the first floor there are three double bedrooms and a family bathroom. The property further benefits from a low maintenance garden to the rear and a sizeable parking/driveway to the front.

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 PORCH

With door to front elevation and window to side. Door to: -

INTEGRAL GARAGE/GAMES ROOM

5.13m x 2.34m (16'10" x 7'8")

A partially converted garage now providing a versatile room, which could also be used as a games room depending on requirements.

ENTRANCE HALL

Door and step up leads to the entrance hall with half-turned staircase to first floor.

CLOAKROOM/WC

Comprising low level WC and wash hand basin inset to vanity unit with mixer tap. Heated towel rail. Half-tiled walls.

KITCHEN

2.84m x 2.59m (9'4" x 8'6")

Appointed with a matching range of base and eye level wooden units with ample marble effect laminate work tops and tiled splashbacks. Inset one bowl stainless steel sink with mixer tap. Four ring gas hob with extractor hood over and electric oven/grill below. Space for full height fridge/freezer. Tiled floor. Window to rear elevation.

UTILITY ROOM

1.70m x 1.55m (5'7" x 5'1")

With worktop and tiled splashbacks. Inset one bowl and drainer stainless steel sink unit. Space and plumbing for washing machine. Tiled flooring. Door to rear garden.

LOUNGE

4.11m x 3.40m (13'6" x 11'2")

A well-proportioned reception space with window to front elevation. Feature marble fireplace. Archway to: -

DINING ROOM

2.69m x 2.44m (8'10" x 8'0")

A formal dining space with sliding patio door to rear garden.

FIRST FLOOR STAIRS AND LANDING

Spacious light and airy landing with window to side elevation. Loft access point and a built-in airing cupboard with inset shelving, housing gas combination boiler.

BEDROOM 1

4.22m x 3.68m (13'10" x 12'1")

A well-proportioned double bedroom with two windows to rear elevation. Large built-in wardrobe. Feature panelling to one wall.

BEDROOM 2

4.22m x 3.12m (13'10" x 10'3")

A double bedroom with window to front elevation with views towards the Severn Estuary.

BEDROOM 3

3.73m x 2.18m (12'3" x 7'2")

A double bedroom with window to front elevation with views.

FAMILY BATHROOM

Comprises a modern and neutral suite to include panelled bath with mains fed waterfall shower unit, wash hand basin inset to vanity unit with mixer tap and low-level WC. Heated towel rail. Tiled walls and tiled flooring. Frosted window to rear elevation.

GARDENS

To the front is a tarmac driveway providing parking for up to three vehicles. To the rear is a feature full-width and undercover decking area, perfect for relaxing and entertaining. Steps up lead to a level area laid to artificial lawn. Further steps lead up to a second area laid to artificial lawn bordered by and attractive range of plants and shrubs. Storage shed. Gated pedestrian access to side.

SERVICES

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

