DIRECTIONS

From the motorway, proceed towards the village of Magor taking the third turning on your left-hand side into Mill Common. Follow the road around to the end, bearing left and then left again, where you will find number 40 on your left hand side.

MAINTENANCE AND SERVICE CHARGE

Leasehold - 999 years from 25th March 1975.
Annual ground rent - £30.00

TENURE - LEASEHOLD

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



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

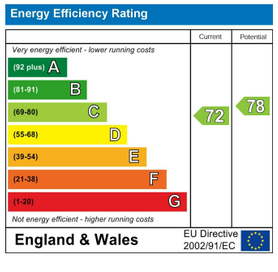
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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.





MOON&CO

40 MILL COMMON, UNDY, CALDICOT, MONMOUTHSHIRE, NP26 3JH

4 1 2 C

£395,000

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

A detached family home occupying a pleasant position within this sought after development within the village of Undy, with excellent local facilities to be found in the adjoining village of Magor, as well as good road access via the M4/M48 motorway junction. The property is well appointed throughout and offers spacious accommodation, briefly comprising to the ground floor; entrance hall, living room, dining room, kitchen and cloakroom/wc whilst to the first floor there are four bedrooms and a family bathroom. The property benefits from a single car garage, off road parking and a terraced garden to the rear.

GROUND FLOOR

ENTRANCE PORCH
With door to entrance hall.

ENTRANCE HALL
With stairs off and large under stairs storage cupboard. Tiled floor.

CLOAKROOM/WC
With low level WC and wash hand basin. Fully tiled walls and floor.

LIVING ROOM
5.33m x 3.53m (17'6" x 11'7")
A bright and airy reception room with deep windows to the front elevation. Wood effect flooring.

DINING ROOM
3.61m x 3.51m (11'10" x 11'6")
Located to the rear with patio doors to the rear sun terrace is a spacious dining room, currently utilised as a snug/sitting room. Wood effect flooring.

KITCHEN
3.61m x 2.87m (11'10" x 9'5")
Appointed with a matching range of wall and base level storage units with ample work surfacing over and tiled splashbacks. Inset one and a half bowl sink and drainer. Freestanding oven and hob with extractor hood over. Space and plumbing for washing machine and space for tumble dryer. Tiled floor. Window and door to rear garden.

FIRST FLOOR STAIRS AND LANDING
With window to the side elevation.

BEDROOM 1
3.58m x 3.51m (11'9" x 11'6")
With window to rear elevation and wood effect flooring. Wardrobes to remain.

BEDROOM 2
3.58m x 2.87m (11'9" x 9'5")
With window to rear elevation and wood effect flooring. Wardrobes to remain.

BEDROOM 3
3.10m x 2.92m (10'2" x 9'7")
With window to front elevation and wood effect flooring. Wardrobes to remain.

BEDROOM 4
3.10m x 2.57m (10'2" x 8'5")
With window to front elevation, currently utilised as a home office. Wood effect flooring.

FAMILY BATHROOM
Updated with attractive fully tiled walls and a three piece suite to include oval wash hand basin inset to vanity unit, low level WC and panelled bath with shower over and shower screen. Heated towel rail. Large storage cupboard. Wood effect flooring. Window to side elevation.

GARDENS
The front garden is laid to gravel with an ornamental tree. To the rear, a thoughtfully landscaped terraced garden with large sun terrace and steps to two upper areas. The rear garden is fully enclosed by wooden fencing.

GARAGE
5.08m x 2.69m (16'8" x 8'10")
The property benefits from a private driveway which leads to the single car garage with power and light.

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

TENURE
Leasehold - 999 years from 25th March 1975.
Annual ground rent - £30.00

