## DIRECTIONS

From our Chepstow office proceed to the M48 motorway roundabout and take the M48 toward Cardiff. Merge onto the M4 motorway and then then exit 23A toward Magor. At the first round about take the exit onto the A4810, continue straight over at the next round then turn left onto the B4245 Magor Road. At the next roundabout take the third exit and then turn left onto Dancing Hill. Continue onto Quarry Rise and then turn right onto Meadow Rise, then turn left onto Oak Close where following the numbering you will find the property.

## TENURE - FREEHOLD

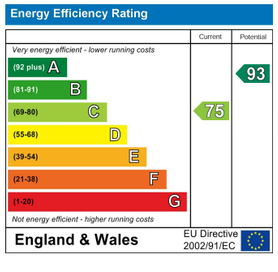
You are recommended to have this verified by your legal advisors at your earliest convenience.

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 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.






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

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## GUIDE PRICE £184,000

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

Offered to the market with the benefit of no onward chain, this one-bedroom semi-detached property is situated in a popular residential location within easy access to local amenities at Magor, whilst retaining excellent access to the M4 motorway network for the commuter. The living accommodation briefly comprises entrance hall, lounge/diner with patio doors to garden, fully fitted modern kitchen with a range of integrated appliances, whilst to the first floor there is a generous double bedroom and a modern bathroom. Further benefits include driveway parking for one vehicle and good size low-maintenance rear garden. The property would ideally suit a variety of markets to include first time buyers, professional couples or an investment opportunity. Viewing is highly recommended.

**GROUND FLOOR**

**ENTRANCE HALL**
With door to front elevation. Built-in cupboards.

**LOUNGE/DINING ROOM**
**4.27m x 3.48m (14'14" x 11'5")**
A generous reception room with sliding patio doors to the rear garden. Stairs to first floor. Open archway to :-

**KITCHEN**
**3.48m x 2.16m (11'5" x 7'1")**
Appointed with an extensive range of modern fitted base and eye level storage units with ample work surfacing over and tiled splashbacks. Inset one bowl and drainer stainless steel sink unit with mixer tap. Integrated appliances include four ring induction hob with extractor hood over, oven/grill below, fridge, separate freezer and washing machine. Wall-mounted Baxi gas boiler. Window to rear elevation overlooking the garden.

**FIRST FLOOR STAIRS AND LANDING**
Built-in mirror fronted wardrobe. Inset shelving. Loft access point.

**BEDROOM**
**3.53m x 3.48m (11'7" x 11'5")**
A generous double bedroom with large window to the rear elevation overlooking the garden.

**BATHROOM**
Comprising a modern suite to include panelled bath with glass shower screen and electric shower over, wash hand basin inset to vanity storage unit with mixer tap and low-level WC. Part tiled walls. Frosted window to rear elevation.

**OUTSIDE**
To the front is a private allocated parking space for one vehicle. The rear garden is of a good size, private and low maintenance, comprising paved patio area accessed off of the lounge/diner, step leads up to a generous area laid to lawn with a range of mature plants, trees and shrubs. Fully enclosed by timber fencing. Gated pedestrian side access.

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

**AGENTS NOTE**
Please note that the photos used for marketing are from our library stock.