



DIRECTIONS

From the M4 motorway junction at Magor, proceed towards the village of Magor, taking the second left towards Meadow Rise. Continue up the hill bearing right into Meadow Rise. Continue to the end of the cul-de-sac where you will find this property.

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.



**43 MEADOW RISE, UNDY, CALDICOT,
MONMOUTHSHIRE, NP26 3JW**

3 **1** **2** **C**

£370,000

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

43 Meadow Rise occupies an enviable location within this popular residential area of Undy, located at the head of a cul-de-sac, thus enjoying private gardens to the rear. The property also benefits from an attached garage with large utility room to the rear with access into the kitchen. Meadow Rise is well located close to the centre of Magor and also excellent for the M48 and M4 motorway junction, bringing Cardiff, Newport and Bristol within easy commuting distance.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation.

CLOAKROOM/WC

With low level WC and wash hand basin. Window to side.

LIVING ROOM

4.72m x 4.09m (15'6" x 13'5")

With window to front elevation. Feature fireplace. Stairs off. Archway to dining room.

DINING ROOM

3.35m x 2.34m (11'0" x 7'8")

With French doors to rear garden.

KITCHEN

3.28m x 2.90m (10'9" x 9'6")

Appointed with a matching range of base and eye level storage units with ample work surfacing over. Inset one and a half bowl sink unit. Tiled flooring and splashbacks. Window overlooking rear garden.

UTILITY ROOM

3.35m x 2.51m (11'0" x 8'3")

A really useful extension creating this large utility room with window and door to rear garden. Courtesy door to garage. Range of storage units with plumbing for washing machine and tumble dryer. Tiled flooring.

FIRST FLOOR STAIRS AND LANDING

With window to side. Airing cupboard.

BEDROOM 1

4.14m x 2.69m (13'7" x 8'10")

With window to front elevation. Range of fitted wardrobes.

BEDROOM 2

3.35m x 2.90m (11'0" x 9'6")

With window to rear elevation.

BEDROOM 3

2.90m x 1.96m maximum (9'6" x 6'5" maximum)

With window to front elevation. Built-in wardrobe.

SHOWER ROOM

With three-piece suite comprising low level WC, level access shower and wash hand basin. Window to rear.

OUTSIDE

GARAGE

5.51m x 2.62m (18'1" x 8'7")

Attached garage with power, light, up and over door and door to utility room. With drive offering parking for one vehicle to the front.

GARDENS

Principally located to the rear, the gardens are delightful and mature with sun terrace, lawned area and a very good variety of mature trees, shrubs and flowering plants.

SERVICES

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

AGENTS NOTE

Please note the photographs used are from our library stock.

