

DIRECTIONS

From the M4 motorway junction 23A proceed into the village of Magor turning left onto Dancing Hill, continue straight onto Quarry Rise, right onto Acacia Avenue and right again on to Pennyfarthing Lane where following the numbering you will find the property.

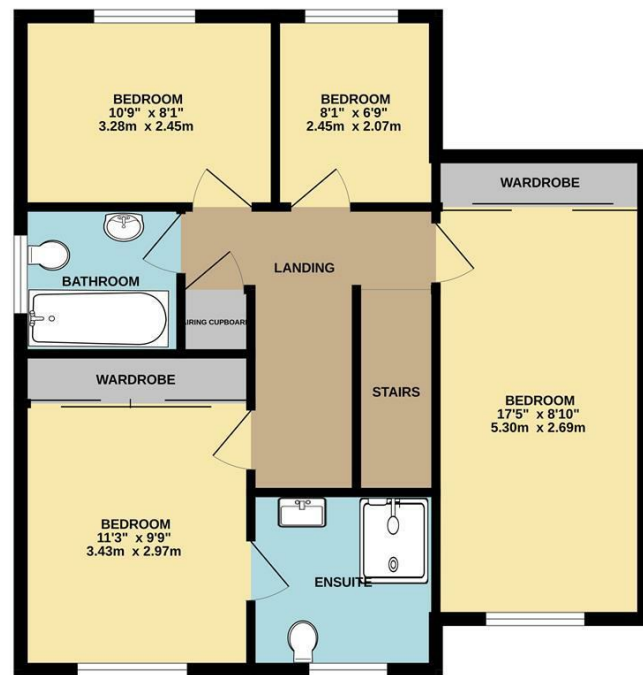
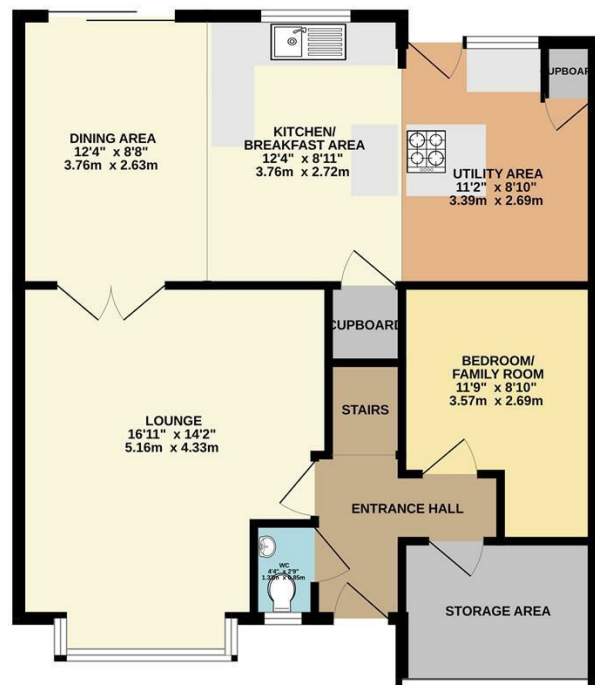
TENURE - FREEHOLD

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



GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



**19 PENNYFARTHING LANE, UNDY, CALDICOT,
MONMOUTHSHIRE, NP26 3NU**



£425,000

Sales: 01291 629292
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Occupying a pleasant position in this desirable area within the popular village of Undy and being within walking distance to a sought after primary school, this deceptively spacious detached family home offers fantastic versatile living accommodation arranged over two floors. The existing layout briefly comprises to the ground floor; entrance hall, cloakroom/WC, well proportioned lounge with feature bay window, sizeable open plan kitchen/dining/family room with utility area and patio door to garden as well as bedroom 5/study, whilst to the first floor there is a principal double bedroom with fitted wardrobes and ensuite shower room as well as a second double bedroom again with fitted wardrobes, two single bedrooms along with family bathroom. The property further benefits extensive private driveway parking to the front and a good size low-maintenance garden to the rear providing space for everyday family living as well as a part converted garage to provide useful storage.

Situated in a quiet yet convenient area for the local amenities offered in Magor along with access to the motorway network for the everyday commuter.

ENTRANCE HALL

Entrance door leads through to a welcoming entrance hall with wood effect laminate floor and staircase to the first floor.

CLOAKROOM/WC

With low-level WC and wall-mounted wash hand basin with mixer tap. Heated towel rail. Wood effect laminate floor. Half-tiled walls. Frosted window to front elevation.

LOUNGE

5.16m x 4.32m (16'11" x 14'2")

A very well-proportioned reception room with a feature bay window to the front elevation flooding lots of natural light. Double doors lead through to:-

KITCHEN/DINING/FAMILY ROOM

3.76m x 8.04m (12'4" x 26'4")

A superb full width open plan room with contemporary modern

kitchen affording an extensive range of fitted wall and base units with ample wood effect laminate worktop and tile splashbacks. Inset one and a half bowl sink with drainer. Integrated dishwasher and eye level double oven and grill. Space for fridge/freezer, washing machine and tumble dryer. Feature island providing further worktop space with inset five ring gas hob with feature extractor hood over as well as a breakfast bar. Space for dining table and chairs. Sliding patio door leads directly out to the rear garden and a separate pedestrian door from the utility area which also leads outside. Built-in understairs storage cupboard. Wood effect laminate floor to the entire room.

INNER HALL

Door to part-converted garage providing ideal storage for outdoor furniture with manual up and over door to the front elevation.

STUDY/FIFTH BEDROOM

3.58m x 2.69m (11'9" x 8'10")

Part-converted garage now providing a further versatile room, currently utilised as a fifth bedroom, or an ideal study/home office. Window to the rear elevation.

FIRST FLOOR STAIRS AND LANDING

Large loft hatch with fitted ladder. Built-in airing cupboard with inset shelving.

PRINCIPAL BEDROOM

3.43m x 2.97m (11'3" x 9'9")

A really good size double bedroom with a window to the front elevation and fitted wardrobes to one side.

EN-SUITE SHOWER ROOM

A contemporary suite to include large double width walk-in shower with electric shower unit, low-level WC and wash hand basin inset to vanity unit with mixer tap. Part-tiled walls and tiled floor. Heated towel rail. Window to the front elevation.

BEDROOM 2

5.31m x 2.69m (17'5" x 8'10")

A further good sized double bedroom with fitted wardrobes to one side and window to front elevation.

BEDROOM 3

3.28m x 2.46m (10'9" x 8'1")

A good sized single bedroom with a window to the rear elevation.

BEDROOM 4

2.46m x 2.06m (8'1" x 6'9")

A single bedroom with window to rear elevation.

FAMILY BATHROOM

A modern and neutral suite to include panelled bath with mains fed shower over and tile surround, low-level WC and pedestal wash hand basin with tile splashback. Tiled floor. Heated towel rail. Frosted window to the side elevation.

GARDENS

To the front a block paviour driveway provides off road parking for several vehicles which leads to a storage area with up and over door (former garage) and lawned area with dwarf brick wall boundary. Rear access to either side of the property. The rear garden benefits a raised decking area providing an excellent space for dining and entertaining. There is also a paved patio area providing additional low maintenance space and further entertaining area, furthermore there is a level area laid to lawn, this is bordered by an attractive slate boundary for everyday low maintenance. The rear garden is fully enclosed by brick wall and timber fencing benefiting gated pedestrian access to one side as well as a useful open store area to the other side.

SERVICES

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

AGENTS NOTE

Please note that some images have been virtually staged with AI to showcase the home's potential. These illustrations are intended to help you visualise the layout.

