



## DIRECTIONS

From our Chepstow office proceed along the M48 to the Magor junction, take the exit and continue through the village of Magor towards Undy. Take the turning on your right, opposite Vinegar Hill, continue over the railway bridge, then take the second turning on your left, where you will find Jelan on your right.

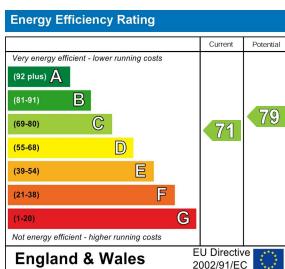
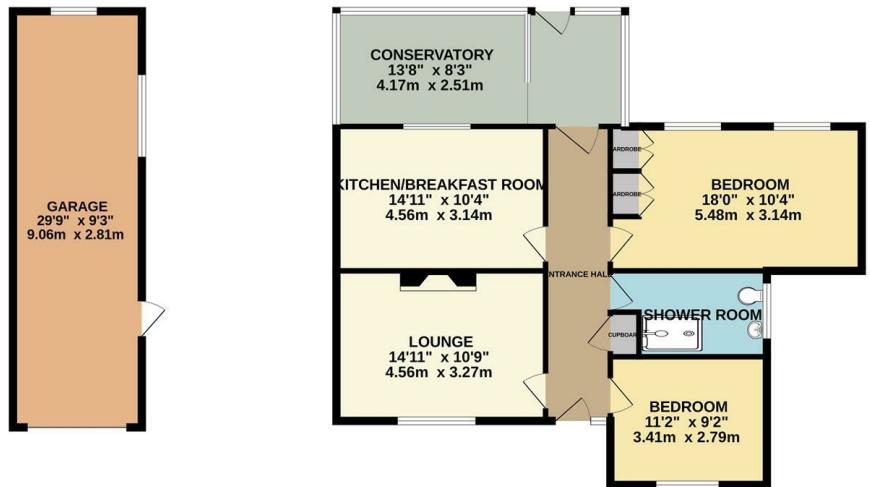
## SERVICES

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  
1206 sq.ft. (112.1 sq.m.) approx.



TOTAL FLOOR AREA: 1206 sq.ft. (112.1 sq.m.) approx.  
Whilst 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. The floorplans are for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix 6.0209

### 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.



**JELAN, UNDY, CALDICOT, MONMOUTHSHIRE,  
NP26 3EN**



**£345,000**

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

The property comprises a spacious, individually designed and constructed detached bungalow occupying a pleasant, edge of the village location, thus being close to local amenities within Undy and Magor, as well as excellent road links from the M4 and M48 motorway junction. Benefiting from a rural feel by backing onto unspoilt countryside.

The spacious accommodation is well presented and offers large entrance hall, living room, two double bedrooms, modern shower room, good sized kitchen/dining room, along with rear lobby and conservatory. Outside there is a detached garage with electric door and adjoining workshop. The pleasant gardens add to the appeal as does the benefit of ample off-street parking.

#### ENTRANCE HALL

With door to front elevation. Storage cupboard.

#### LIVING ROOM

**4.55m x 3.28m (14'11" x 10'9")**

With window to front elevation. Feature fireplace.

#### KITCHEN/DINING ROOM

**4.55m x 3.15m (14'11" x 10'4")**

A spacious kitchen appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled walls. One and a half bowl and drainer stainless steel sink unit with mixer tap. Freestanding cooker with extractor over. Space for dishwasher, washing machine and tumble dryer (to remain). Tiled flooring. Window to rear.

#### BEDROOM 1

**5.69m x 3.15m (18'8" x 10'4")**

An impressive double bedroom with two windows to the rear garden with attractive views. Built-in wardrobe.



#### BEDROOM 2

**3.40m x 2.79m (11'2" x 9'2")**

A double bedroom with window to front elevation.

#### SHOWER ROOM

Appointed with a three-piece suite to include step-in shower, low-level WC and a good range of vanity storage with wash basin. Window to side.

#### REAR LOBBY

With door and window to garden. Giving access to: -

#### CONSERVATORY

**4.17m x 2.51m (13'8" x 8'3")**

Spacious conservatory with windows overlooking the rear garden.

#### GARAGE

**9.07m x 2.82m (29'9" x 9'3")**

The property is approached via a private driveway with ample parking for several vehicles and benefits from a detached garage with an electric door, power, light and adjoining workshop. The workshop could indeed be utilised as a home office if required.

#### GARDENS

The property stands in attractive mature gardens designed for ease of maintenance, the rear gardens enjoying a particularly sunny aspect and adjoining open countryside with pretty views.

#### SERVICES

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

