



### DIRECTIONS

Proceed along the M48 towards Newport and join the M4. Take the first exit and then first left at the roundabout. Take the first left where at the next roundabout turn right towards Magor. Proceed to the village turning left towards the square. At the mini roundabout take the second exit and then first left. Proceed to the end of the road turning left and then immediately right on to West End, where you will find the property on the right hand side.

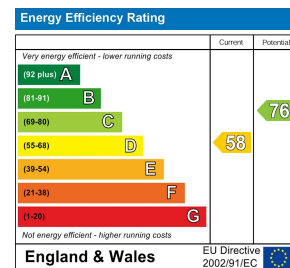
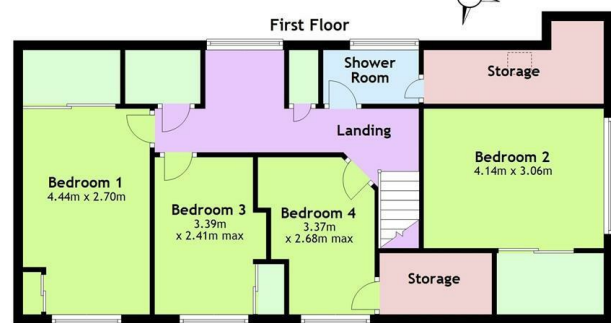
### SERVICES

All mains services are connected

2021/2022 Council Tax Band F

### TENURE - FREEHOLD

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



## TIMBERLEIGH WEST END, MAGOR, CALDICOT, MONMOUTHSHIRE, NP26 3HT

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### OFFERS IN EXCESS OF £355,000

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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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**PLEASE NOTE**  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

**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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Timberleigh, Magor, offers the opportunity to acquire this spacious semi-detached property, situated in the popular village of Magor. The property comprises a reception hall providing access to a formal dining room, living room and kitchen/breakfast room. From the kitchen is further access to the ground floor bathroom and integral single garage which in turn leads to the utility room. To the first floor are four bedrooms and shower room. Outside the property benefits from a sizable front garden and off-road parking area. With private rear gardens.

Being situated in Magor a range of local facilities are close at hand to include primary school, shops, pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

## GROUND FLOOR

### RECEPTION HALL

A spacious reception hall with frosted uPVC double glazed front door and window. Access to living room and dining room, kitchen/breakfast room and first floor stairs and landing.

### FORMAL DINING ROOM

11'9" x 11'4"

A pleasant reception room with uPVC double glazed window to front elevation flooding in natural light. Feature stonework fireplace.

### LIVING ROOM

23' x 12'8"

This generous reception room offers uPVC double glazed

window to front elevation and French doors to the rear. Autumn slate flooring. Feature stonework fireplace with copper hood and feature panelled wall. Sliding door leading to kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

11'4" x 11'3"

Appointed with a matching range of base and eye level storage units with granite effect worktops. Space for appliances to include low-level fridge, dishwasher and cooker. Fitted with ceramic one and a half bowl and drainer sink unit with mixer tap. Ceramic tiled splashbacks and ceramic tiled flooring. uPVC double glazed window and door to rear garden.

### INNER LOBBY

Vinyl flooring. Access to ground floor bathroom and to garage.

### GROUND FLOOR BATHROOM

Comprising a three piece white suite to include low-level WC and wash hand basin with chrome mixer tap both inset into vanity unit, panelled bath with chrome mixer tap and shower attachment. Part tiled walls and vinyl flooring. Chrome heated towel rail. Frosted uPVC double glazed window to rear elevation.

### SINGLE GARAGE

With up and over door and integral door from lobby. With access to utility room.

### UTILITY ROOM

With space and plumbing for washing machine and tumble dryer, space for tall fridge and freezer. Wall mounted Worcester boiler. Door and window to rear elevation.

### FIRST FLOOR STAIRS AND LANDING

Access to bedrooms and shower room.

### BEDROOM 1

14'6" x 8'10"

A generous double bedroom with uPVC double glazed window to front elevation. Range of fitted wardrobes and fitted storage into eaves.

### BEDROOM 2

13'6" x 10'1"

A double bedroom with fitted wardrobe. uPVC double glazed window to front elevation.

### BEDROOM 3

11'1" x 6'11"

Benefitting from a uPVC double glazed window to front elevation. Range of fitted wardrobes.

### BEDROOM 4

Currently utilised as office space with fitted storage and uPVC double glazed window to front elevation. Loft access point.

### FIRST FLOOR SHOWER ROOM

Three piece white suite to include low level WC, wash hand basin with chrome taps and double shower cubicle. Fully tiled walls and vinyl flooring. Chrome heated towel rail. Frosted uPVC double glazed window to rear elevation.

### OUTSIDE

To the front the property offers a spacious front garden predominantly laid to lawn and with hedging. There is an off-road tarmac parking area and with gated access leading to the rear garden.

The rear garden benefits from a level lawn, paved seating area and store shed.

