



DIRECTIONS

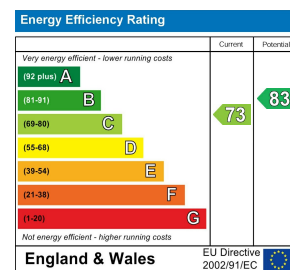
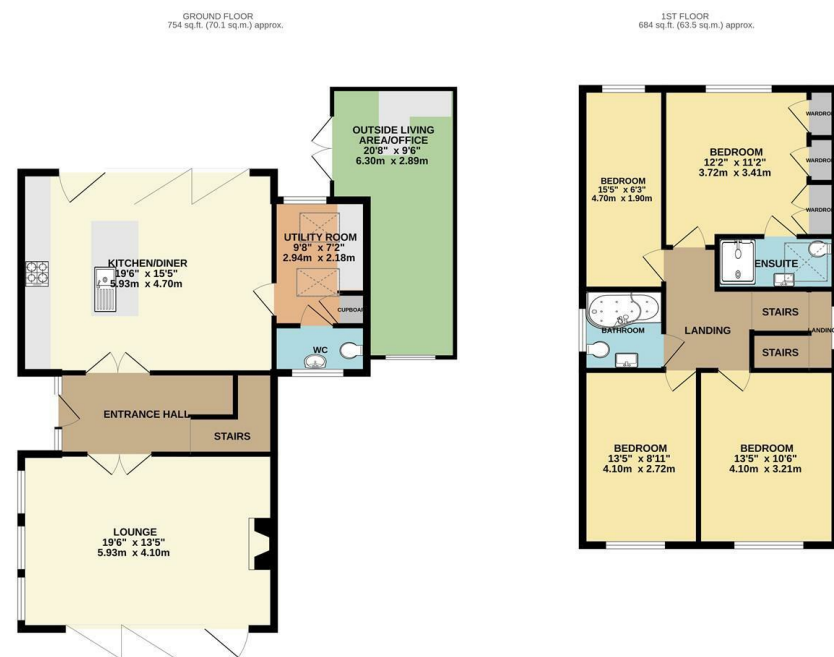
From Chepstow town centre proceed to the motorway heading towards Newport on the M48, join the M4 and then take the first exit at the Magor junction. At the roundabout take the first exit and then the next left-hand turning, proceed to the roundabout heading right towards Magor. Continue along this road turning left into Vinegar Hill, take the first turning left into Tump Lane where towards the end of the lane you find the property on the right-hand side.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage.
Council Tax Band F

TENURE - FREEHOLD

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



While every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The position, options and appliances shown have not been tested and no guarantee, as to their condition or efficiency can be given. Made with Metropac (2022)



**DUMPSIE DINGLE, TUMP LANE, UNDY, CALDICOT,
MONMOUTHSHIRE, NP26 3BW**



£555,000

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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. 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.

Dumpsie Dingle is one of two individually designed properties offering a modern family home, situated in a quiet, semi-rural area in the sought-after village of Undy. This detached property offers to the ground floor, sitting room with wood burner and bi-fold doors to the front, spacious open plan kitchen/dining/family room with bi-fold doors to the rear garden, utility room and WC. To the first floor are four bedrooms, one en-suite and family bathroom with spa bath. Outside the property is approached via a private driveway with parking for several vehicles, with generous and private rear gardens laid to paving, decking and lawn. The property also benefits from views towards the River Severn to the front and woodland to the rear.

Being situated in Undy a range of local amenities are within a short walking distance including pubs, restaurants, local shop and primary school. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

ENTRANCE HALL

Composite door with frosted full length panel to front elevation. Slate tiled flooring. Stairs to first floor.

SITTING ROOM

5.94m x 3.01m (19'5" x 9'10")

A beautifully light reception room with feature inset wood burner. Wood effect flooring. Bi-fold doors to front elevation and three windows to side elevation. Double doors leading to :-

KITCHEN/DINER

5.95m x 4.68m (19'6" x 15'4")

A lovely modern style kitchen/diner with bi-fold doors to the rear garden. Appointed with a range of base and eye level storage units with marble effect work surfacing over. Inset one

bowl and drainer sink unit with chrome mixer tap. Tiled splash backs. Six ring range cooker with stainless steel extractor over. Space for dishwasher. Slate tiled flooring.

UTILITY ROOM

2.96m x 2.21m (9'8" x 7'3")

Appointed with a range of base and eye level storage units with ample work surfacing over. Space for washing machine. Two Velux sky lights and window to rear elevation. Oil fired boiler. Slate tiled flooring.

GROUND FLOOR WC

Appointed with a two-piece suite to include pedestal wash hand basin with chrome mixer tap and low level WC. Slate tiled flooring. Velux sky light and frosted window to side elevation.

FIRST FLOOR STAIRS AND LANDING

Feature block glass window. Wood effect floor.

BEDROOM 1

3.64m x 3.91m (11'11" x 12'9")

A double bedroom with a range of built-in wardrobes. Window to rear elevation, overlooking the garden and surrounding countryside. Door to :-

EN-SUITE WET ROOM

Appointed with a wall mounted chrome shower, feature wash hand basin with chrome tap and low level WC. Chrome heated towel rail. Fully tiled walls and floor. Velux window to side elevation.

BEDROOM 2

2.86m x 4.16m (9'4" x 13'7")

A double bedroom with window to front elevation with views towards the Severn Estuary.

BEDROOM 3

2.86m x 4.16m (9'4" x 13'7")

A double bedroom with window to front elevation.

BEDROOM 4

1.93m x 4.69m (6'3" x 15'4")

A single bedroom with window to rear elevation.

FAMILY BATHROOM

Appointed with a three-piece suite to include a very large whirlpool jacuzzi bath with chrome taps with glass rainfall shower head over, low level WC and wash hand basin inset

to vanity storage unit. Heated towel rail. Tiled walls and flooring. Frosted window to side elevation.

OUTSIDE

GARDENS

A beautiful modern garden with non-slip patio tiles with steps leading up to a lawned area with some mature borders. Decked terracing making the most of the sun in the garden.

OUTSIDE HOME OFFICE/BAR/HOBBY ROOM

A timber built room which is currently being used as a bar/hobby room with power, heating and lighting.

SERVICES

Mains water and electricity. Oil fire central heating. Private drainage.

