



DIRECTIONS

From our Chepstow office proceed to the M48 motorway heading towards Newport. Join the M4 and then take the first exit at the Magor junction. At the roundabout take the first exit and then first left. Proceed to the roundabout heading right towards Magor. Continue along this road turning left into Manor Chase, taking the second right hand turn onto Tredegar Drive, proceed along this road, taking the left hand turn at the T-junction into the Paddocks, carry on along this road, taking the first turning left into the cul-de-sac where you will find the property on the left hand side.

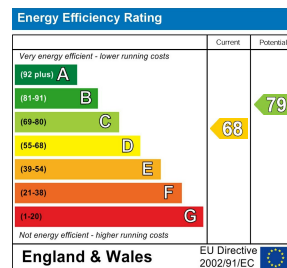
SERVICES

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.



**15 THE PADDOCKS, UNDY, CALDICOT,
MONMOUTHSHIRE, NP26 3TD**



OFFERS OVER £350,000

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.

15 The Paddocks is situated in a pleasant cul-de-sac position on this quiet residential location within the ever-popular village of Undy, within excellent access to local schools, amenities in Magor and the M4 Motorway Network.

The well-planned and versatile living accommodation comprises to the ground floor: entrance hall, WC/ cloakroom, lounge, dining room, kitchen, utility area, study and generous conservatory. To the first floor there are three bedrooms (principal with En-suite) and a family bathroom. Further benefits include a part-converted garage, private driveway and a sizeable, low-maintenance south-westerly rear garden.

GROUND FLOOR

ENTRANCE HALL

A welcoming and spacious entrance hall with door to front elevation. Stairs to first floor.

WC/CLOAKROOM

Appointed with a modern suite to include low level WC and wall mounted wash hand basin with tiled splashbacks. Frosted window to rear elevation.

LOUNGE

4.22m x 3.30m (13'10" x 10'9")

A very well proportioned reception room with a feature bay window to front elevation. Wall mounted electric fire. Double doors lead to:-

SNUG

3.10m x 2.65m (10'2" x 8'8")

Another reception room which could be utilised as a formal dining room. Patio doors to :-

CONSERVATORY

135.94mm x 0.91m.28.96mm (446m x 3.95m)

A generous size conservatory, offering a fantastic versatile space, depending on requirements, currently used as a formal dining room. Double glazed to three sides. Feature vaulted ceiling and door to rear garden.

KITCHEN

5.16m x 3.09m (16'11" x 10'1")

Comprising an extensive range of modern fitted base and eye level storage units with ample work surfacing over. Tiled splashbacks. Inset stainless steel sink with drainer and mixer tap. Integrated appliances include four ring electric hob with extractor hood over, eye level oven/grill, microwave and dishwasher. Space for fridge/freezer and tumble dryer. Breakfast bar area. Door and window to rear garden. Useful built-in storage cupboard. Open archway leading to:-

UTILITY AREA

Comprising a further range of storage units. Inset sink. Space for washing machine. Worcester gas boiler. Window to side elevation. Door to:-

STUDY

3m x 2.29m (9'10" x 7'6")

Part of a partially converted garage which offers a fantastic home office space. Loft access point. Window to side elevation. Door to:-

STORAGE AREA

A second section of the converted garage, providing useful storage space.

FIRST FLOOR STAIRS AND LANDING

Loft access point with fitted pull down ladder leading to a partially boarded loft. Airing cupboard with hot water tank and shelving.

BEDROOM 1

3.21m x 2.69m (10'6" x 8'9")

A generous double bedroom with two sets of built-in wardrobes. Window to rear elevation. Door to :-

EN-SUITE SHOWER ROOM

Comprising walk-in shower cubicle with electric shower unit over and tiled surround, pedestal wash hand basin with tiled splash back and Low level WC. Frosted window to side elevation.

BEDROOM 2

2.92m x 2.84m (9'6" x 9'3")

A generous double bedroom with window to front elevation.

BEDROOM 3

2.29m x 2.23m (7'6" x 7'3")

A good sized single bedroom with window to front elevation. Built-in wardrobe.

FAMILY BATHROOM

A three piece suite comprising panelled bath with hand held shower and tiled surround, pedestal wash hand basin with tiled splashbacks and low level WC. Frosted window to rear elevation.

OUTSIDE

To the front is a private driveway offering parking for two vehicles, leading to converted garage with manual up and over door with store area to the front and office space to the rear. Garden area is laid to loose stones with an attractive range of plants, shrubs and trees. Pedestrian pathway to front door. To the rear is a generous south-westerly garden with a large paved patio, ideal for dining and entertaining and offering low maintenance. Bordered by a range of attractive mature plants, shrubs and trees. Useful wooden shed. Pedestrian side access. The rear garden is fully enclosed by timber fencing to all sides.

SERVICES

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

