



DIRECTIONS

From our Chepstow office proceed towards the M48 and continue on this road towards the M4. After joining the M4 proceed towards Magor. After coming off at the Magor junction, proceed along A4810 turning left onto Magor Road where at the first roundabout take third exit onto B4245. Proceed along this road taking the second right hand turn into Blenheim Avenue, proceed along this round, taking the right-hand turn into Kensington Park, proceed along this road following it around onto Seymour Way you will find this property on the right- hand side.

SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band E

MAINTENANCE AND SERVICE CHARGE

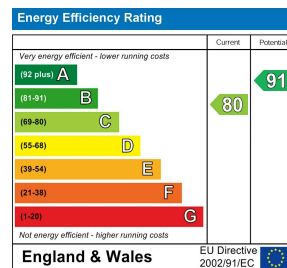
Ground Rent £31.88 per annum
Maintenance Charge for communal areas and garage £352,09 per annum.

TENURE - FREEHOLD

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



GROUND FLOOR 393 sq ft. (36.5 sq.m.) approx.
1ST FLOOR 393 sq ft. (36.5 sq.m.) approx.
2ND FLOOR 393 sq ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA - 1179 sq ft. (109.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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33 SEYMOUR WAY, MAGOR, CALDICOT, MONMOUTHSHIRE, NP26 3GF



£300,000

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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.

33 Seymour Way comprises of a versatile and spacious family home with accommodation over three floors. The property is situated in popular village of Magor and is within walking distance of the Village Square. To the ground floor of the property is WC and open plan kitchen living/dining room. To the first floor is living room, family bathroom and bedroom three. The principal bedroom with en-suite and bedroom two situated on the second floor. Outside the property benefits from off-road parking and single garage as well as private low maintenance rear garden.

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

GROUND FLOOR

ENTRANCE HALL

Front door and window to front elevation. Ceramic tiled flooring.

GROUND FLOOR WC

Appointed with a two-piece suite comprising low level WC and pedestal wash hand basin with mixer tap and tiled splashback. Frosted window to front elevation. Ceramic tiled flooring. Wall mounted gas fired boiler.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

8.0m x 3.79m (26'2" x 12'5")

Kitchen area appointed with a range of modern base and eye level storage units with granite effect worktops and upstands over. Inset one and a half bowl and drainer stainless steel sink unit with chrome mixer tap. Fitted appliances include four ring gas hob with stainless steel extractor over, eye level oven and grill, dishwasher and fridge/freezer. Understairs storage cupboard with shelving. Patio doors leading to rear garden and two full length windows either

side in the dining/family room area. Ceramic tiled flooring throughout.

FIRST FLOOR STAIRS AND LANDING

SITTING ROOM/BEDROOM

3.79m x 4.2m (12'5" x 13'9")

A versatile room which could be used as an additional reception room or as a fourth bedroom, with two windows to rear elevation.

BEDROOM

3.79m x 3.29m (12'5" x 10'9")

A double bedroom with two windows to front elevation.

BATHROOM

Appointed with a three-piece suite comprising panelled bath with chrome mixer tap, hand held shower attachment, chrome rainfall shower head over with glass shower screen, pedestal wash hand basin with chrome mixer tap and low level WC. Heated towel rail. Part-tiled walls. Ceramic tiled flooring.

SECOND FLOOR STAIRS AND LANDING

Loft access point. Airing cupboard.

PRINCIPAL BEDROOM

3.78m x 4.22m (12'4" x 13'10")

A double bedroom with window to rear elevation. Two handy storage cupboard/wardrobes. Door to :-

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite comprising corner shower unit with chrome shower over, low level WC and pedestal wash hand basin. Heated towel rail. Tiled effect flooring and part-tiled walls.

BEDROOM

3.78m x 3.28m (12'4" x 10'9")

A double bedroom with window to front elevation.

OUTSIDE

To the rear is a patio area and level lawn with mature trees. Garage is situated in nearby block.

SERVICES

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

Ground Rent £31.88 per annum

Maintenance Charge for communal areas and garage £352,09 per annum.

AGENTS NOTE

The house is freehold but the garage is leasehold with 986 years remaining on the lease.

