



## DIRECTIONS

From Chepstow high street proceed up Moor Street turning right onto A48, continue to the roundabout, taking second exit onto A466, proceed along this road to the next roundabout, taking the fourth exit onto the M48 towards Newport. Continue along this road taking the first exit for Magor and at the roundabout take the first exit and then first left, continue along this road to the mini roundabout turning right into the village of Magor, continue along this road where after the traffic lights turn left to Dancing Hill, proceed up the hill turning left into Dancing Close, 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 D.

## TENURE - FREEHOLD

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

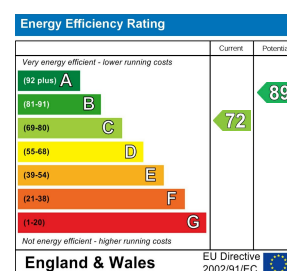


## 2 DANCING CLOSE, UNDY, CALDICOT, MONMOUTHSHIRE, NP26 3JT



**£230,000**

**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.



Dancing Close is a well presented two-bedroom semi-detached bungalow and is offered to the market with the benefit of no onward chain. The property briefly comprises; reception hall, giving access to kitchen, sitting room, inner hallway with access to main bedroom, shower room and second bedroom which is currently being used as a dining room with patio doors leading to the conservatory. Outside, the property features a low maintenance gravelled front garden with a paved private driveway providing parking for several vehicles and side access to the private rear garden with paved patio and lawned area.

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

#### ENTRANCE HALL

Half glazed frosted door and half glazed window to front elevation. Wood effect flooring.

#### KITCHEN

**3.28m x 2.25m (10'9" x 7'4")**

Appointed with a matching range of base and eye level storage units with marble effect worktop and tiled splashbacks. One bowl stainless steel sink and drainer unit with mixer tap. Four ring gas hob with extractor fan over and eye level double oven and grill. Space for upright fridge/freezer and washing machine. uPVC half-frosted door and window to side elevation.

#### SITTING ROOM

**4.98m x 3.82 (16'4" x 12'6")**

With picture window to front elevation. Feature marble fireplace with electric fire and wood effect flooring.

#### INNER HALWAY

Loft access point and storage cupboard. Giving access to: -

#### WET ROOM

Appointed with low level WC, pedestal wash hand basin with chrome taps and walk-in shower with electric shower over and aquaboarding surround. Tiled walls. Frosted window to side elevation.

#### BEDROOM 2

**2.91m x 2.76m (9'6" x 9'0")**

Currently being used as a dining room. uPVC patio door leading to: -

#### CONSERVATORY

Of a uPVC construction with doors and windows to rear garden. Benefits from heating.

#### MAIN BEDROOM

**3.02m x 3.08m (9'10" x 10'1")**

A spacious double bedroom with uPVC window to rear elevation. Built-in mirror fronted wardrobes.

#### OUTSIDE

To the front is a low maintenance garden laid to chippings with driveway offering parking for several vehicles. To the rear is a spacious and level garden mainly laid to lawn with mature hedging as well as patio area.

#### SERVICES

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

