



DIRECTIONS

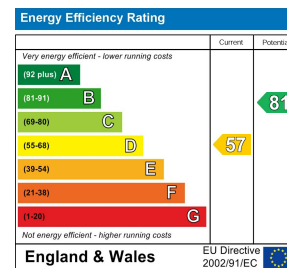
From our Chepstow office proceed to the motorway heading towards Newport on the M48. Join the M4 and then take the first exit at the Magor junction. At the roundabout take the first exit and then first left. Proceed to the roundabout heading right towards Magor. Continue along this road turning left into Vinegar Hill 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 F

TENURE - FREEHOLD

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



TOTAL APPROX. FLOOR AREA 2015 SQ.FT. (187.2 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, representations of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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. Made with MapInfo 10.0.0.2



2, SEA VIEW VINEGAR HILL, UNDY, CALDICOT, MONMOUTHSHIRE, NP26 3HA

4 2 1 D

£469,950

Sales: 01291 629292
E: sales@thinkmoon.co.uk

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.

Sea View is situated in a desirable area in the sought-after village of Undy and from its elevated position the property has commanding views towards the River Severn and open countryside. This semi-detached property offers to the ground floor, sitting room with oak and glass stairs leading to the first floor, open plan kitchen area which in turn leads to the rear lobby, utility room, shower room and access to the integral garage. To the first floor are four bedrooms and first floor bathroom. Outside the property is approached via a private driveway with parking for several vehicles, with generous rear gardens laid to paving, decking and lawn.

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

OPEN PLAN SITTING ROOM

5.5m x 6.7m (18'0" x 21'11")
uPVC door and window to front elevation. A light and airy room with inset modern wood burner. Spotlighting. An oak and glass staircase leading to the first floor. Access to :-

KITCHEN

4.4m x 3.9m (14'5" x 12'9")
Appointed with a good range of base and eye level storage units with granite work tops over and breakfast bar. Inset one and a half bowl and drainer stainless steel sink unit with chrome mixer tap. Fitted appliances include 7 ring gas range with stainless steel splashback and extractor over, dishwasher and wine fridge. Space for fridge/freezer. Ceramic tiled flooring. uPVC window to rear elevation.

REAR HALLWAY

2.8m x 2.2m (9'2" x 7'2")
With uPVC door and windows leading to rear elevation. Ceramic tiled flooring.

UTILITY ROOM

3m x 2.4m (9'10" x 7'10")
Appointed with a base storage unit with granite effect work top over and inset one bowl and drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Ceramic tiled floor. Two uPVC windows to side and rear elevations. Access to integral garage and :-

GROUND FLOOR SHOWER ROOM

Appointed with a three-piece suite comprising a double shower cubicle with sliding door and mains fed shower over, wall mounted wash hand basin with chrome mixer tap and

low level WC. Chrome heated towel rail. Part-tiled walls and ceramic tiled flooring. uPVC window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 3

2.9m x 4.1m (9'6" x 13'5")
A double bedroom with cupboard housing combi-boiler which is still under warranty. uPVC window to front elevation.

BATHROOM

Appointed with a three-piece suite comprising a double ended bath, inset into tiled surfacing with chrome tap and handheld shower attachment, low level WC and pedestal wash hand basin with chrome mixer tap. Velux rooflight and uPVC window to rear elevation. Part-tiled walls and ceramic tiled flooring.

BEDROOM 4

2.9m x 2.7m (9'6" x 8'10")
A double bedroom with large built-in wardrobe. Laminate flooring. uPVC window to front elevation.

UPPER LANDING

2.8m x 2.1m (9'2" x 6'10")
Which is currently being utilised as a home office. Laminate flooring. uPVC window with views over rear elevation.

BEDROOM 2

5.3m x 3.1m (17'4" x 10'2")
A double bedroom with uPVC window to the front elevation which benefits from stunning views over the River Severn. Loft access point.

BEDROOM 1

6.4m x 3.9m (20'11" x 12'9")
A double bedroom with uPVC sliding patio doors leading to a balcony with stunning views over the surrounding countryside and the River Severn. Laminate flooring. Two uPVC windows to rear elevation.

OUTSIDE

GARAGE

Two garages with power, lighting and up and over door, one is ready to be converted to an additional reception room.

GARDENS

To the front is a private driveway with off road parking for several vehicles leading to the garages and a lawned area with a hedge/shrub boundary. To the rear is a patio area and steps leading to the raised garden which benefits from a level lawn and decked area, perfect for entertaining.

SERVICES

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

