



## DIRECTIONS

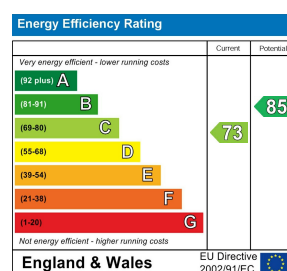
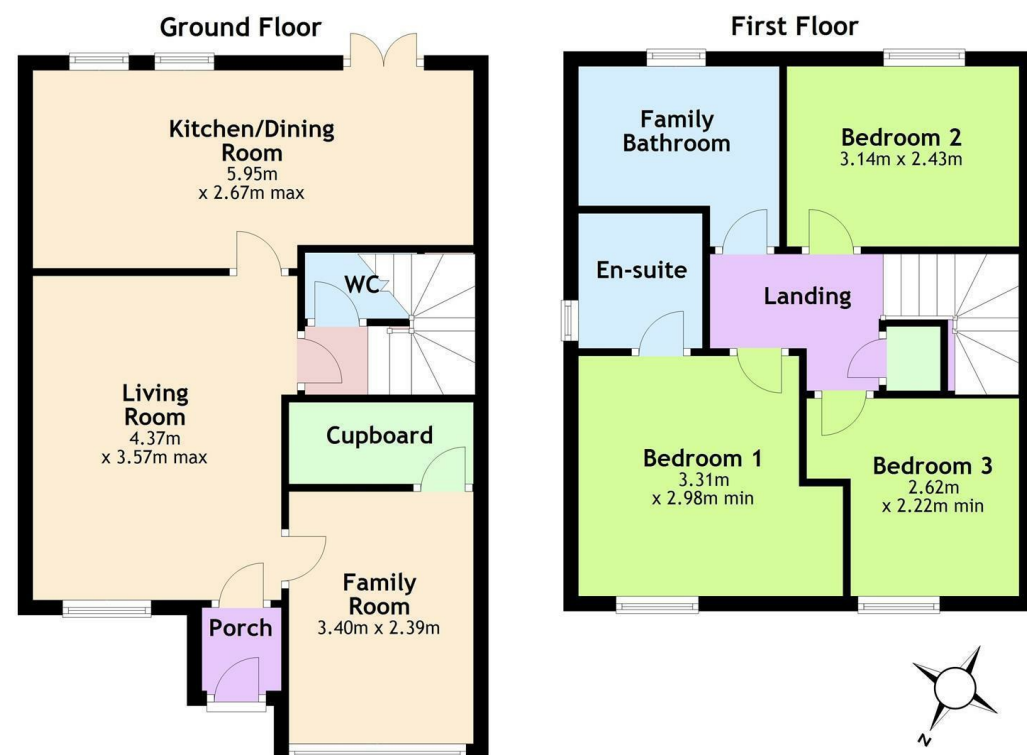
From our Chepstow Office proceed along the M48 towards Newport, join the M4 and then take the first junction off towards Magor. At the roundabout take the first exit and then turn first left, proceed to the next roundabout bearing right towards Magor, take the second turning on the right into Blenheim Avenue. Follow the road turning right into Kensington Park where following the numbering you will find the property in the cul-de-sac.

## 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.



**10 KENSINGTON PARK, MAGOR, CALDICOT,  
MONMOUTHSHIRE, NP26 3QG**



**£339,950**

**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.



Moon and Co. are delighted to offer to the market, this well presented semi-detached property situated in this popular village location of Magor. The property offers to the ground floor: reception hall, living room, family room, open plan kitchen/dining room, inner hallway and WC. To the first floor are three bedrooms (one en-suite) and a family bathroom. Outside the property offers off road parking for two vehicles to the front, with level rear gardens occupying a private and sunny position.

Being situated in Magor a range of local facilities are close at hand to include Primary schools, shops, pub and restaurant, with a further abundance of amenities in nearby Chepstow and Newport. There are good bus, road and rail links with A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

GROUND FLOOR

ENTRANCE HALL

With door leading to :-

FAMILY ROOM

2.3m x 3.4m (7'6" x 11'1")

A multi-use reception room, with window to front elevation. Door to storage/utility area.

SITTING ROOM

4.3m x 3.4m (14'1" x 11'1")

Bright and airy reception room with window to front elevation. Feature fireplace with gas fire. Door to: -

KITCHEN/DINING ROOM

5.9m x 2.3m (19'4" x 7'6")

Providing an excellent open plan space perfect for everyday family living and entertaining. Comprising a range of base and eye level units with ample wood effect laminate worktops over and subway style tiled splashback. Four ring electric hob with extractor hood over and oven below. One and a half bowl and drainer sink unit. Space for dishwasher, washing machine and full height fridge/freezer. Panel effect wall detail in the dining area. Two windows and French doors to rear garden.

INNER HALLWAY

Stairs to first floor. Door to: -

GROUND FLOOR WC

With low level WC and wash hand basin. Part-tiled walls. Heated towel rail.

FIRST FLOOR STAIRS AND LANDING

With loft access point and airing cupboard.

BEDROOM 1

3.3m x 3.6m (10'9" x 11'9")

A spacious double bedroom with a recess providing space for wardrobes, window to front elevation.

EN-SUITE SHOWER ROOM

Appointed with a three piece suite comprising corner shower unit with chrome rain fall shower head, low level WC and wall mounted wash hand basin with chrome mixer tap set into storage unit. Heated towel rail. Ceramic tiled flooring. Frosted window to side elevation.

BEDROOM 2

2.4m x 3.1m (7'10" x 10'2")

A double bedroom with window to rear elevation.

BEDROOM 3

2.6m x 2.9m (8'6" x 9'6")

Bedroom with window to front elevation.

FAMILY BATHROOM

Appointed with a three-piece suite to include panelled bath with rain fall shower head over and hand held shower attachment with glass screen, low level WC and wash hand basin with chrome mixer tap set into a modern vanity storage unit. Fully tiled walls and ceramic tiled flooring. Frosted window to rear elevation.

GARDENS

The front of the property is approached via a paved pathway through a low maintenance, decorative stone chipped garden, with parking for two vehicles and pathway leading to the front entrance door. To the rear is a low maintenance level lawned garden with two patio areas, prefect for dining and entertaining.

SERVICES

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

