

## DIRECTIONS

From our Chepstow office take the M48 motorway towards Cardiff. Just after merging with the M4 take the exit for Magor. Take the first left and following the road along turning left into Underwood. Continue along Waltwood Road where following the numbering you will find the property on the left-hand side.

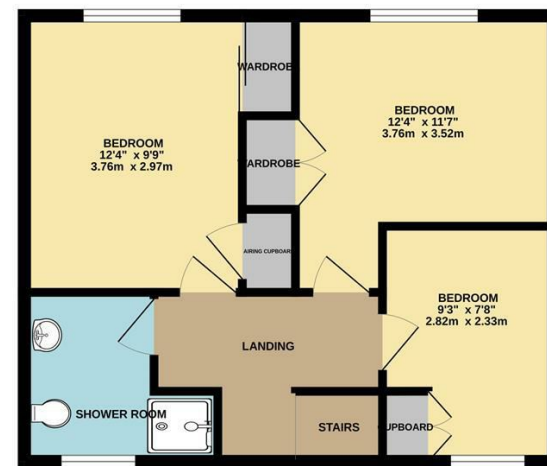
## TENURE - FREEHOLD

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

GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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**105 WALTWOOD ROAD, LLANMARTIN, NEWPORT,  
NP18 2HS**



**£215,000**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This well presented mid-terraced home, is situated within a short distance of the local amenities to be found in Underwood, Llanmartin. The property has recently been renovated and briefly comprises to the ground floor, reception lobby giving access to the modern contemporary style open plan kitchen and sitting room. To the first floor three bedrooms and updated family shower room. Outside to the front elevation there is a private driveway providing off road parking, to the rear a generous garden backing onto woodland. The property would be ideal for a first-time buyer or an investment purchaser.

There is a local store and junior school within a short distance of the property. Magor village is also close by with a good range of facilities, with the A48, M48, M4 and M5 motorway network bringing Cardiff, Bristol, Cheltenham and Gloucester within commuting distance.

## GROUND FLOOR

### RECEPTION HALL

Half-glazed frosted door with glass panel leads into L-shape reception hall with stairs to first floor. Door to: -

### LOUNGE

**5.11m x 3.51m (16'9" x 11'6")**

A spacious sitting room with French doors to rear garden. Wood burner with oak mantel and a newly installed media wall. Open to: -

### KITCHEN/DINING ROOM

**3.76m maximum x 5.99m (12'4" maximum x 19'7")**

A spacious and sociable space with kitchen area appointed with a matching range of base and eye level storage units with marble effect work surfacing over with upstands. One bowl and drainer sink unit with mixer tap. Built-in slimline dishwasher and space for washing machine and full height fridge/freezer. Eight ring range cooker (available by a separate negotiation), with splashback and stainless steel extractor fan over. Half-glazed door and window to rear elevation. The dining area has a window and frosted half-glazed door to front elevation, storage cupboard. Plenty of space for dining table and chairs. Wooden effect flooring to both areas.

## FIRST FLOOR STAIRS AND LANDING

Light and airy landing with window to front elevation.

### BEDROOM 1

**3.76m x 2.97m (12'4" x 9'9")**

A double bedroom with window to rear elevation and fitted mirror fronted wardrobe with sliding doors. Airing cupboard.

### BEDROOM 2

**3.76m x 3.53m (12'4" x 11'7")**

A double bedroom with window to rear elevation. Storage cupboard. Loft access point with pull down ladder to partially boarded loft with light.

### BEDROOM 3

**2.82m x 2.34m (9'3" x 7'8")**

Currently utilised as a home office with window to front elevation. Overstairs storage cupboard.

### SHOWER ROOM

Comprising a recently updated three-piece suite to include low-level WC, vanity wash hand basin set over storage cupboard and shower unit with glass shower door, rainfall overhead chrome shower and chrome handheld shower attachment. Part-tiled walls and tiled flooring. Frosted window to front elevation.

### OUTSIDE

At the front of the property there is off-road parking for one vehicle and to the rear is a spacious garden with patio area and an area laid to lawn, with a further raised patio area. Timber fence to boundary.

### AGENTS NOTE

Please note the property is non standard construction.

### SERVICES

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

