

8 Dancing Close Undy Caldicot



A DECEPTIVELY SPACIOUS FOUR BEDROOM HOME WITH PLEASANT VIEWS

- FOUR BEDROOM DETACHED FAMILY HOME
- LOUNGE LEADING THROUGH TO DINING AREA
- CONSERVATORY
- GROUND FLOOR WC
- MODERN FIRST FLOOR BATHROOM
- NEWLY ADDED FRONT PORCH
- OFF ROAD PARKING AND DETACHED GARAGE
- LOVELY REAR GARDEN
- PLEASANT VIEWS OVERLOOKING FIELDS
- MUST BE VIEWED

Offers In The Region Of £295,000

Dancing Close, Undy, NP26 3JT

Introduction

We are delighted to offer for sale this deceptively spacious detached family home situated at the end of this quiet cul-de-sac of only 13 houses in the Undy area of Magor, just minutes from excellent amenities and benefitting from pleasant views to the rear. Bus stops, local shops and well regarded schools are all close by as is Junction 23a of the M4 motorway providing an easy commute to Cardiff, Bristol and beyond.

Upon entering the property you are welcomed in to a recently added porch area which leads on to the main hallway, ground floor WC, a generously sized lounge, dining room and fitted kitchen as well as a newly upgraded conservatory. Upstairs, there are four bedrooms and a stylish family bathroom which has a bath and a shower. Outside, to the front, there is a driveway which leads to a detached garage which has a motorised up and over door. Side access leads to a good sized, private and low maintenance rear garden which is laid to artificial grass, decking and patio area and enjoys pleasant views overlooking fields.

Viewings are essential to appreciate what this superb family home has to offer, further information can be found below;

GROUND FLOOR

Porch 5'4" x 3'1" (1.63 x 0.95)

Composite front door, uPVC double glazed windows, tiled flooring. Additional door into the main hallway.

WC/Cloakroom

Tiled flooring, plastered walls with tiling to splash back, opaque window to the front, WC and corner sink

Lounge 13'9" max x 15'5" (4.20 max x 4.72)

Solid wood floors, plastered walls and ceiling with coving, electric fire set in marble back and hearth with wooden surround. Archway opening to dining area.

Dining Area 11'9" x 8'11" (3.59 x 2.72)

Continued solid wood flooring from the lounge, plastered walls and ceiling with coving. Aluminium sliding doors out to the conservatory and access door into the kitchen plus a large under-stair store cupboard.

Kitchen 12'3" x 7'9" (3.74 x 2.37)

A galley kitchen with a range of hard wood units, space and plumbing for washing machine, cooker and fridge/freezer, integrated dishwasher and double sink with drainer and mixer tap. Two uPVC double glazed windows and door out to the rear garden. Extractor fan.

Conservatory 9'5" x 8'2" (2.89 x 2.49)

A newly upgraded conservatory with tiled roof. Tiled flooring, uPVC double glazed window panels and doors out to the rear garden,

FIRST FLOOR

Bedroom 1 13'1" x 10'4" (3.99 x 3.17)

Bedroom 2 10'5" x 8'9" (3.19 x 2.67)

Bedroom 3 8'9" x 6'3" (2.67 x 1.92)

Bedroom 4 10'1" x 6'3" (3.09 x 1.92)

Bathroom 7'4" x 5'6" (2.25 x 1.68)

A stylish family bathroom comprising of a WC, bath with mains shower over and a sink set in vanity unit. Tiled flooring and walls, opaque uPVC double glazed window, chrome heated towel rail.

OUTSIDE

Front

A shingle driveway leads to a detached single garage with a sectional remote controlled garage door. An attractive side area leads around to the rear garden

Rear garden

A well kept, private and low maintenance rear garden, laid to artificial lawn, patio and newly laid decking, all of which enjoys pleasant green views to the rear.

Tenure

We are advised the property is freehold however this should be confirmed by your solicitor.

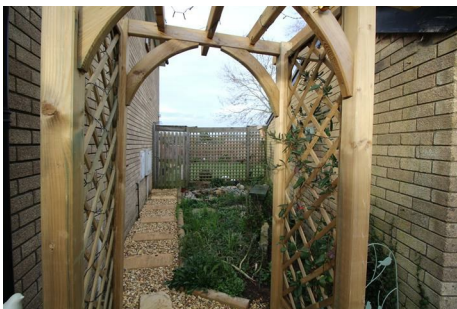
Services

All mains services are connected to the property


Viewings

By prior appointment with vendors agents Nuttall Parker Newport Tel: 01633 212666


These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein



Energy Efficiency Rating

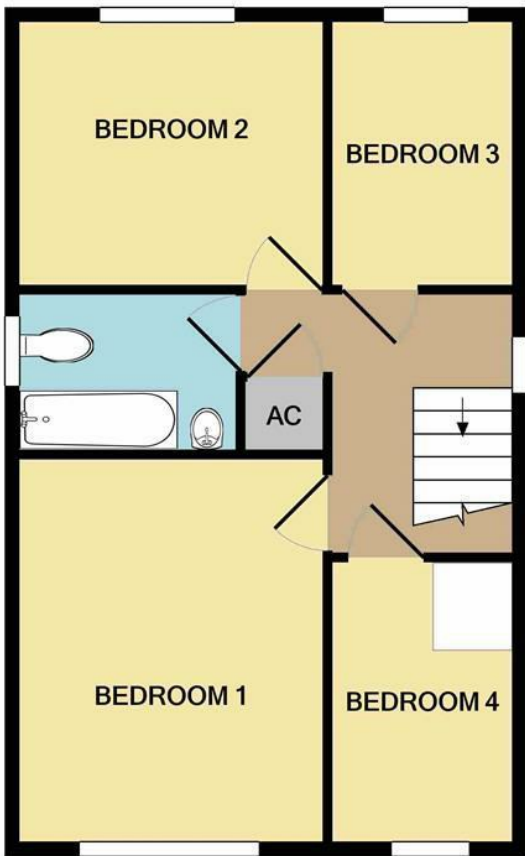
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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