

50 Quarry Rise  
Undy  
Mon.  
NP26 3JU

215,000



- Beautifully Presented Two Bedroom Home
- Modern Fitted Kitchen
- Spacious Lounge-Dining Room onto Rear Garden
- Brand New Family Bathroom
- Enclosed Rear Garden
- Driveway Parking for at Least Two Vehicles
- Walking Distance to Magor Village
- Close to M4 Junction and Train Station



**Ref: PRD11296**

Viewing Instructions: Strictly By Appointment Only

## General Description

Fabulous Two Bedroom Home in Great Condition Throughout. This Beautifully Presented Property Provides a Modern Fitted Kitchen with Plenty of Storage, Light and Airy Lounge Dining Room Onto the Rear Garden, Two Bedrooms and a Newly Fitted Bathroom which has been recently replaced by the current owners. There is a very pleasant enclosed rear garden to the rear with Driveway Parking for at least Two Vehicles to the front.

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## Accommodation

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### Entrance Hall

UPVC double glazed entrance door, vinyl flooring, radiator.

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### Kitchen (8' 01" x 7' 10") or (2.46m x 2.39m)

UPVC double glazed window, skimmed ceiling, vinyl flooring, fitted units with laminate worktops, stainless steel sink, electric oven & gas hob, gas fired boiler, space & plumbing for washing machine, space for fridge & freezer.

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### Lounge/Dining Room (16' 10" x 12' 0") or (5.13m x 3.66m)

UPVC double glazed window and doors to rear garden, textured ceiling, feature fireplace with gas fire, radiator, television & power points. Stair case to the first floor.

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### Stairs & Landing

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### Master Bedroom (12' 04" x 8' 09") or (3.76m x 2.67m)

UPVC double glazed window, textured ceiling, radiator, power points, double built in wardrobe.

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### Bedroom Two (10' 09" x 6' 09") or (3.28m x 2.06m)

UPVC double glazed window, textured ceiling, radiator, power points, storage cupboard.

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### Bathroom (7' 10" x 4' 11") or (2.39m x 1.50m)

UPVC double glazed window, partially tiled walls, vinyl flooring, bath with mains shower, WC, wash hand basin within vanity unit, towel radiator.

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## Outside Front

Double Driveway Parking leading to attractive stone chipped border and front of property.

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## Outside Rear

Fence enclosed with patio seating area leading to level lawn. Timber shed and stone chipped potting area.

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## Tenure

We are advised that the property is Freehold, although prospective purchasers should check this with their solicitors.

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Services

EPC Rating:73

Tenure

We are informed that the tenure is Freehold

Council Tax

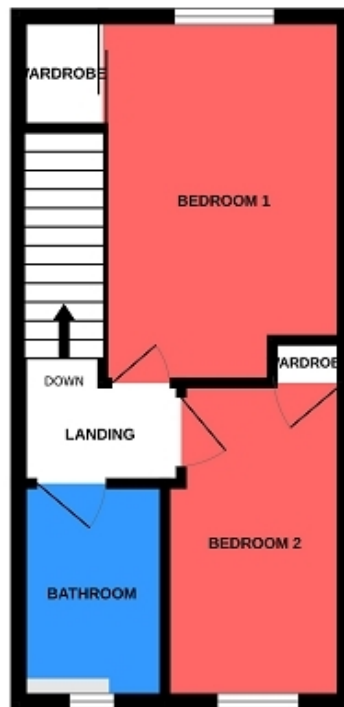
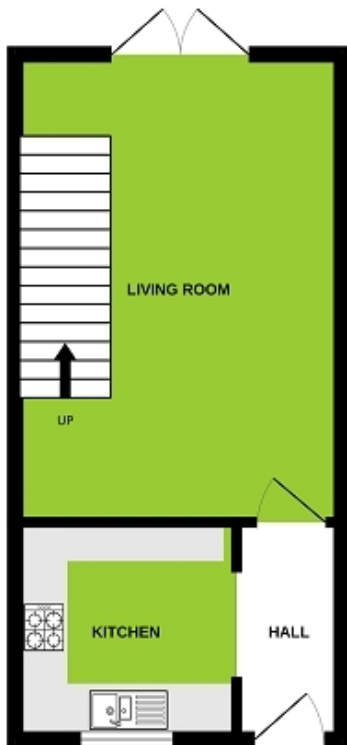
Band C





GROUND FLOOR

1ST FLOOR



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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is payable by the buyer. PLEASE NOTE that as of 1st April 2016 rates have increased significantly for Buy-to-Let purchases & second home purchases. For information on payment rates please see <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates> or ask for further information. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your

*home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*