



UNDY

Guide price **£280,000**



11 ST JOSEPHS CLOSE

Monmouthshire NP26 3PP



Kitchen with dining area
Driveway & garage
Well located for commuting, M4 access near

St Josephs Close is located approximately 2 miles from Junction 23a of the M4 for those wishing to commute, and within a short distance of the local primary schools.

The beautiful village square at Magor provides a range of local amenities, to include bespoke shops and cafes, a selection of restaurants, doctors' surgery and post office.

This well-presented home is tucked away within a small, popular cul de sac and is within easy reach of the towns of Caldicot and Chepstow, and indeed the city of Newport where more comprehensive facilities can be found. There are extended shopping opportunities located at Cardiff, and Bristol which is situated just across the water.



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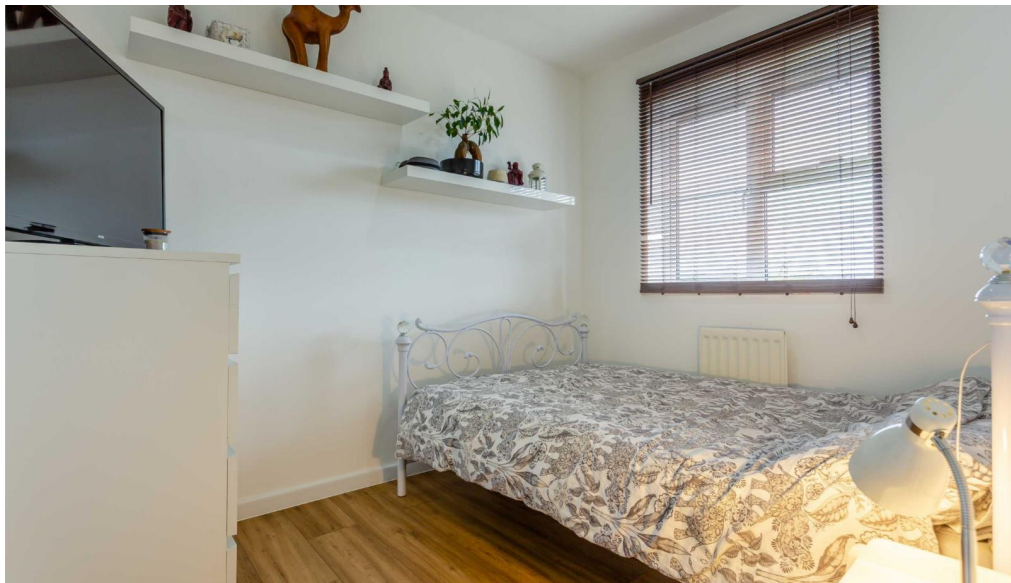


KEY FEATURES

- Well-presented semi-detached property
- Three bedrooms
- Cul de sac location
- Enclosed rear garden with a sun terrace
- Close to local amenities
- Refurbished throughout



STEP INSIDE



This semi-detached house has been refurbished by the current owners and now presents itself as a well-presented property, ideal for a first-time purchase.

The front entrance door gives access to the reception area with stairs to the first floor and door off the living room.

The living room is very well presented with attractive flooring and a feature wall, plus wall art that will remain. A double-glazed window has a front facing aspect and there are inset ceiling and wall lights.

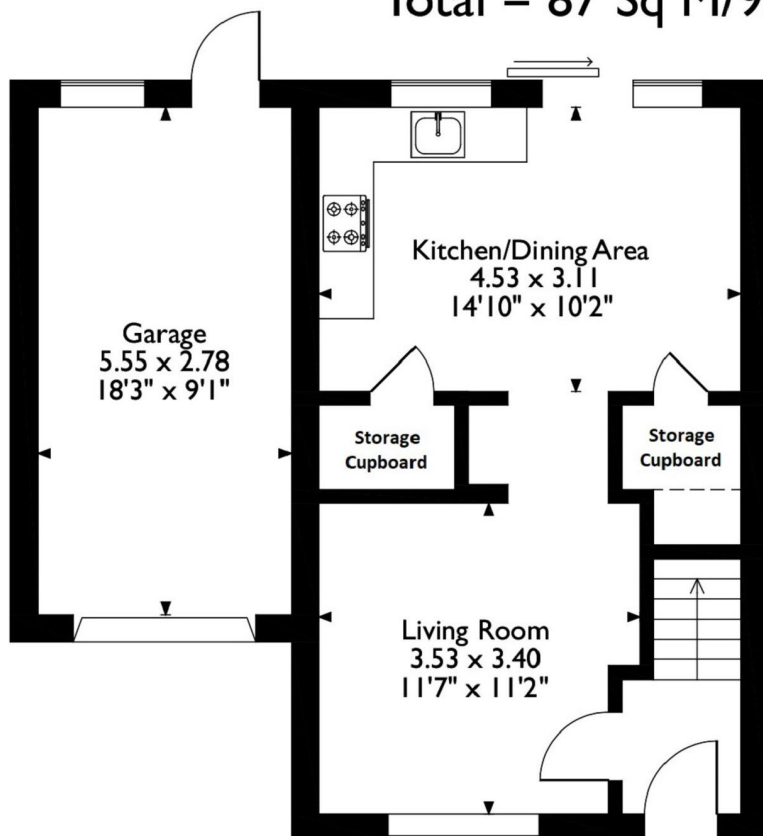
The kitchen has been reconfigured and now provides a well-proportioned open plan dining area, with ample space for a table.

There is a range of base and wall units and a continuation of the flooring from the living room.

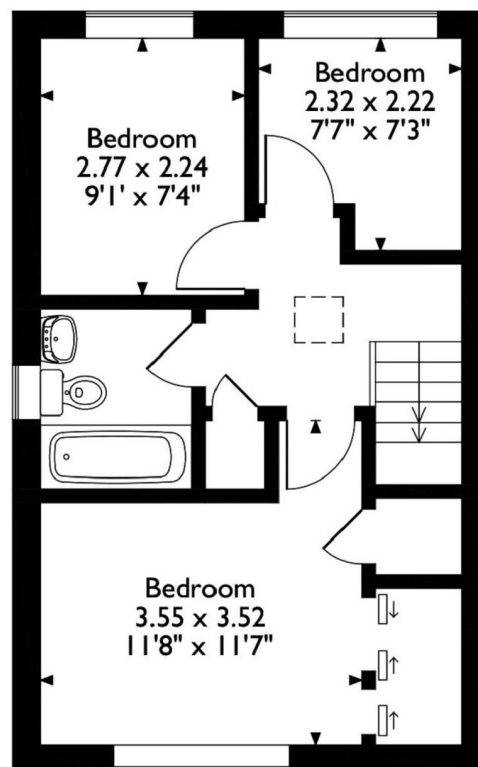
A patio door gives access to the rear sun terrace and a rear facing window provides a pleasant garden aspect. Space and plumbing for a washing machine and slimline dishwasher, 4 ring gas hob and integrated oven.

The central heating boiler is concealed within a wall unit and there is a good sized understairs storage cupboard.

Approximate Gross Internal Area
 Main House = 72 Sq M/776 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 87 Sq M/937 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Off the kitchen is a small room that is plumbed for a ground floor cloakroom, there are no fittings, but it has potential if required.

Then to the first floor there are three bedrooms, all rear facing rooms will benefit from countryside views. The landing provides access to the loft and an airing cupboard with hot water tank.

Again, there is attractive flooring throughout all rooms to the first floor, with exception of the bathroom which is tiled.

The principal bedroom is a front facing double room, with mirror fronted wardrobes providing ample storage and an additional storage cupboard.

Bedroom two is a rear facing room which will again accommodate a double bed, whilst bedroom three is a single room with a rear aspect across the garden and countryside beyond. This bedroom will accommodate a single bed, or provide a great study for those wishing to work from home.

The family bathroom has been re-fitted and now provides a modern three-piece suite in white, to include a panelled bath with a shower over. The bathroom is fully tiled with an automatic light.

STEP OUTSIDE



The front gardens are laid to provide lower maintenance, with an attractive stone feature and paved pathway. There is off road parking to the left side of the property by way of a driveway, which in turn leads to a garage with power and water, and a pedestrian door giving access to the rear garden.

The rear gardens are well enclosed by fencing and are neatly laid with a lawned area and paved sun terrace.

INFORMATION

Postcode: NP26 3PP

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From the High Beech Roundabout proceed in the direction of Caldicot/Caerwent (signposted A48). Continue along this road passing St Pierre on the left-hand side and at the next roundabout take the 1st exit onto the B4245. Continue for approx. 6 miles, bypassing Caldicot and travelling through Rogiet. On entering Undy take the first left turn into Church Road and turn right into St Annes Cres, follow this road to the bottom where the entrance to St Josephs Close can be found on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C	71	
(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	

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