



UNDY

Guide price **£370,000**



A ARCHER & Co

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To book a viewing call 01291 626262

7 KILN WAY

Monmouthshire NP26 3QA



No upper chain

Large conservatory with underfloor heating

Ideally located for commuting & schooling

This well presented four bedroom detached property is located on the popular development in Undy. The quaint village square at Magor is close by, and provides a range of local amenities to include bespoke shops and cafes, a selection of restaurants, doctors surgery and post office. There are beautiful countryside walks, including the Magor Marsh Wetland Reserve, a short distance from the property.

There is a well-respected primary school within close proximity, and the property is located just a short distance from Junction 23a of the M4 for those wishing to commute.

The property is being sold with the benefit of no upper chain.

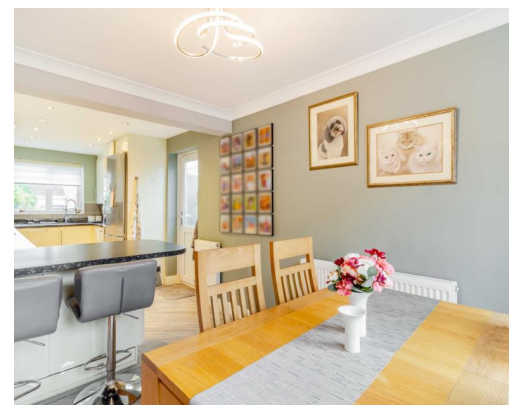


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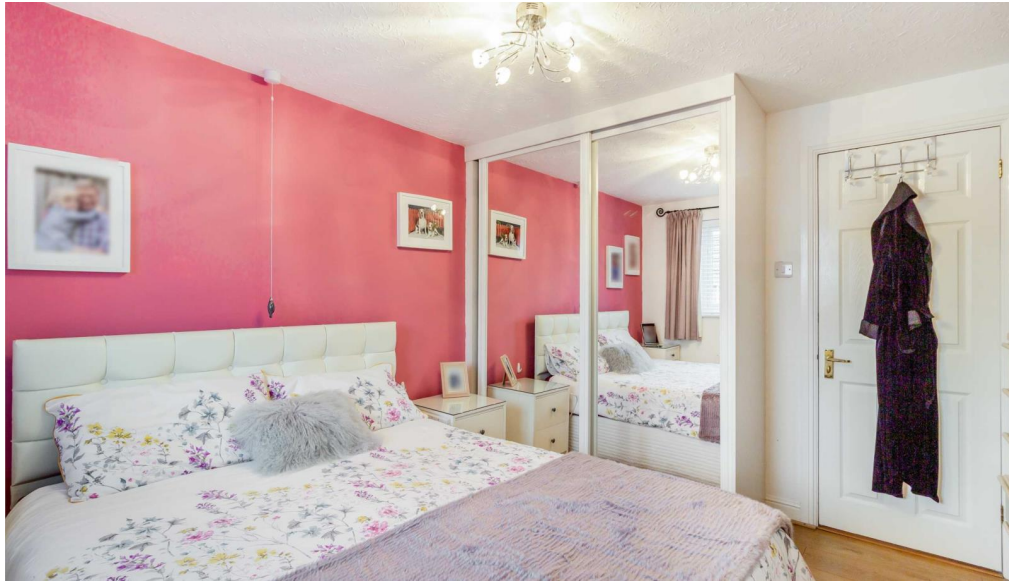


KEY FEATURES

- Well-presented detached property
- Four bedrooms (en-suite to principal bedroom)
- Superb kitchen with dining area
- Corner plot & delightful rear gardens
- Off road parking and garage
- Viewing highly recommended



STEP INSIDE



The property is approached by a sizeable, porch with an internal door providing access to the reception hall.

Off the hallway stairs lead to the first floor landing and there are doors to both the living room and cloakroom, which is fitted with a two piece suite.

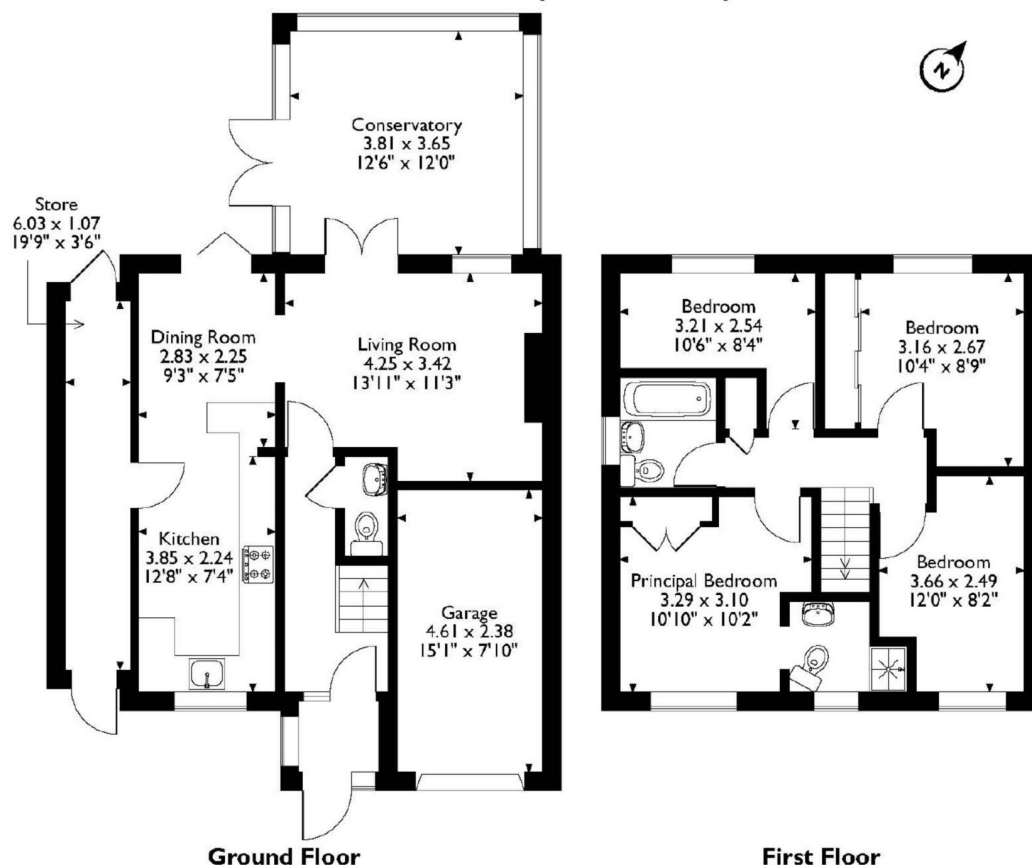
The living room offers a spacious reception area, with ample room for furniture. The main focal feature to this room is the wall mounted flame/log effect Dimplex remote controlled fire. French doors lead to the conservatory and there is direct access to the kitchen/dining room.

The conservatory itself is a sizeable addition to the property, providing flexible reception space with a delightful garden aspect. The vaulted style roof has the added benefit of filter protection and there is timed underfloor heating so that this lovely room can be utilised all year round. Doors lead to the rear sun terrace.

The kitchen is open plan with the dining room and has been refitted to provide an extensive range of high gloss fronted base and wall units, with the worksurfaces incorporating a breakfast bar providing the opportunity for casual dining if required.

Integrated appliances compliment the kitchen and comprise of a dishwasher, washing machine, induction hob with a modern Caple cooker hood over, double oven with grill, microwave, larder cupboards and wine chiller. A door provides side access to a useful storage area (which has doors to both front and rear elevations) and the addition of bifold doors to the sun terrace are a lovely touch whilst entertaining.

Approximate Gross Internal Area
Main House = 106 Sq M/1141 Sq Ft
Garage = 11 Sq M/118 Sq Ft
Total = 117 Sq M/1259 Sq Ft



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.

Then looking to the first floor, all first floor rooms lead off the landing, the loft is boarded with a ladder and light. There is a useful landing cupboard with a radiator fitted.

Three of the four bedrooms will accommodate a double bed and the principal bedroom benefits from an en-suite shower room, fitted with a three piece suite in white.

The principal bedroom and bedroom two have fitted wardrobes, whilst bedroom four will accommodate a single bed or make an ideal study for those wishing to work from home.

The family bathroom is fitted with a three piece suite in white, with a shower attachment over the panelled bath.

STEP OUTSIDE



Then stepping outside the property is located within beautiful gardens which should be viewed to be appreciated. The rear garden is thoughtfully designed and planted with an established array of shrubs and flowers. A paved sun terrace provides an ideal space to enjoy the sun and it is bounded by a neatly manicured lawned area, with fencing providing extra privacy to the garden. There is external power and a lean-to storage shed plus a useful walk through double width additional storage area to the side elevation, which has front and rear access.

To the front elevation there is a double width driveway giving access to a single integral garage. The front gardens are again lawned with a selection of shrubs and a low level wall to the boundary. There is also an outside water tap.

INFORMATION

Postcode: NP26 3QA
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From Chepstow proceed to the High Beech Roundabout and take the third exit (Caerwent A48). At the next roundabout (approx. 1.4 miles) take the first exit onto B4245. Continue along this road without deviation for several miles, bypassing Caldicot, and passing through Rogiet and entering Undy. Turn right into Manor Chase and left after a short distance into St Mellons Close, right onto Badgers Walk and right again into Kiln Way where following the numbering the property is located on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
B (81-91)		
C (69-80)	72	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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