



MAGOR

Guide price £400,000



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14 LANGLEY CLOSE

Magor, Caldicot, Monmouthshire NP26 3HW



Principal bedroom with spacious refitted ensuite
Ideally located for commuting
Private south west facing rear garden

Welcome to 14 Langley Close, a well presented and extended detached 5-bedroom property offering a blend of modern comfort and space for family living. The surrounding area of Undy and Magor provides a peaceful and picturesque setting, ideal for those seeking tranquillity. The property is ideally situated for local schooling and commuting, with junction 23A (M4 access) only a short distance away.

The delightful village square at Magor is the hub of the community and offers an array of bespoke shops, cafes, eateries and public houses, along with a supermarket, post office and doctors' surgery. Undy Primary School is only a short distance from the property, as is the newly constructed community hub.

The property was extended just over 30 years ago with a principal bedroom and sizeable ensuite added over the garage, this ensuite has recently been re-fitted, as has the family bathroom and kitchen.



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KEY FEATURES

- Extended detached property
- Five bedrooms
- Open plan re-fitted kitchen with dining and family area
- Spacious living room
- Off road parking and oversized single garage
- Close to local amenities including schooling



STEP INSIDE



Welcomed by the reception hall there is a staircase leading to the upper floor and doors granting access to ground floor rooms. A notable addition to this family home is the convenient walk-in boot room, perfect for keeping your footwear and outdoor essentials organised.

The front-facing living room is a well-proportioned reception space, with natural light from dual windows that allow for a bright and welcoming atmosphere. The focal point of this room is a fireplace with an inset fire, creating a cosy and inviting atmosphere. Running along the rear of the property, the open-plan kitchen, dining, and family room serves as the heart of this home.

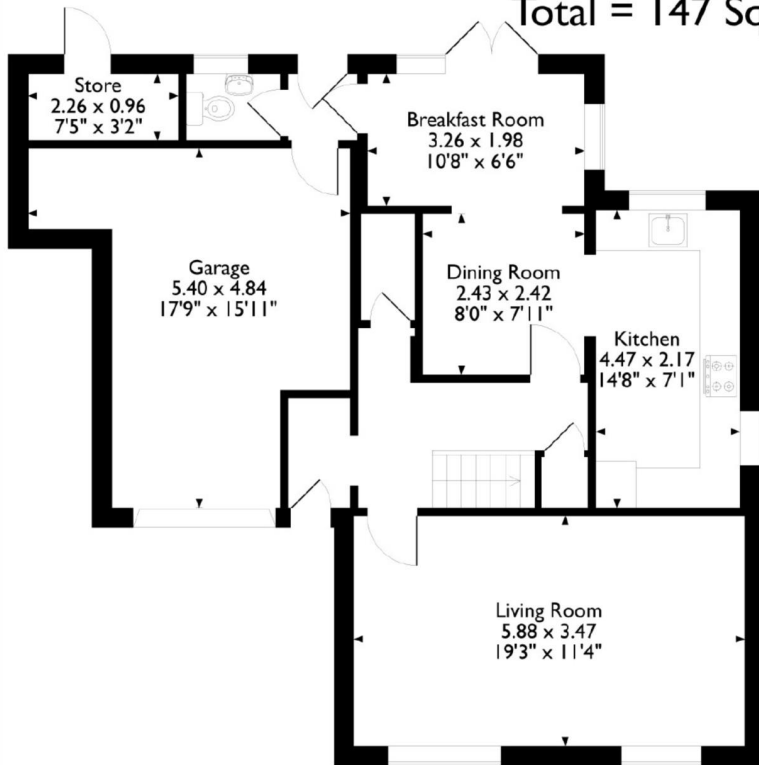
The kitchen was thoughtfully re-fitted in 2020, boasting a range of flush-fitting base and wall storage units. Integrated appliances include a

dishwasher, tall fridge, double oven, and a halogen/gas hob, making it a dream for any culinary enthusiast. The open-plan dining area provides ample room to accommodate a dining table, ideal for family meals and entertaining guests.

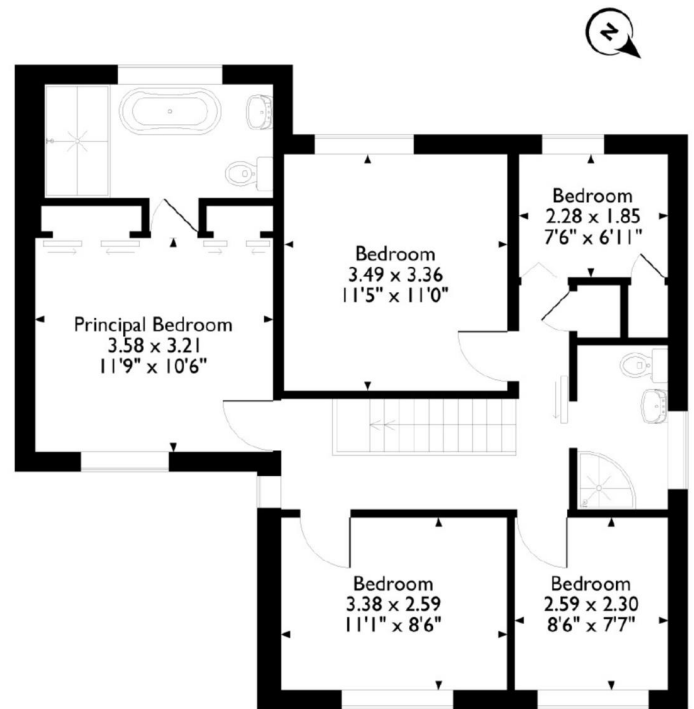
Adjacent to the dining area is an open-plan family room or snug, offering a cosy retreat within the home. This space takes full advantage of the rear garden through French doors, allowing you to enjoy indoor-outdoor living and natural light all year round.

The rear lobby offers easy access to the ground floor cloakroom along with a useful door providing access to the garage.

Approximate Gross Internal Area
 Main House = 145 Sq M/1561 Sq Ft
 Outbuilding = 2 Sq M/22 Sq Ft
 Total = 147 Sq M/1583 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.

Ascending to the first floor, the landing provides access to all five bedrooms, and the family bathroom. The principal bedroom, a superb addition to the home just over 30 years ago, is a front-facing double room. It boasts the added benefit of twin double mirror-fronted wardrobes, ensuring ample storage.

Connected to the principal bedroom is a generously sized en-suite, complete with a four-piece suite. This en-suite was tastefully refurbished in 2019, featuring a freestanding bath and an oversized shower cubicle with a refreshing rain shower.

The remaining four bedrooms offer versatile options for your family's needs, comprising two doubles and two singles. Bedroom five, in particular, serves as an ideal space for a home office, providing a quiet and productive environment for those who work from home.

Notably, the family bathroom received a modern update in 2022. It now boasts a contemporary three-piece suite in white.

STEP OUTSIDE



As you approach, the front garden greets you with a well-maintained lawn and a delightful array of established shrubs. For your convenience, a generously sized driveway can accommodate up to three cars, ensuring ample parking and leading to an oversized single garage with the added convenience of internal access to the rear lobby.

Stepping into the rear garden there is natural light and a sense of privacy, along with a south westerly aspect. The rear elevation features a picturesque woodland view over a neighbouring garden, making it the perfect backdrop for outdoor relaxation.

The majority of the rear garden is dedicated to a lawned area, complemented by well-established borders and a sun terrace. You'll also find a handy external storage outbuilding and gated access to the side elevation.

INFORMATION

Postcode: NP26 3HW
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

From Chepstow proceed from the High Beech Roundabout in the direction of Caldicot/Caerwent (3rd exit, 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. Stay on this road for several miles, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the entrance to Manor Chase on the right-hand side and continue also passing right hand turnings to Vinegar Hill and Dancing Hill, take the next right turn after Dancing Hill into St. Brides Road and left into Langley Close where the property can be found on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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