



MAGOR

Guide price **£475,000**



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15 LANGLEY CLOSE

Caldicot, Monmouthshire NP26 3HW



No onward chain
Good sized rear south facing gardens
Well located for M4 commuting

Welcome to 15 Langley Close, a well presented and extended detached 4-bedroom property offering a blend of modern comfort and space for family living. The property has been extended with the garage converted, the property offers two ensuites and an opportunity to work from home.

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.



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KEY FEATURES

- Spacious extended detached property
- Four double bedrooms (two with ensuite facilities)
- Three reception rooms
- Well-proportioned re-fitted kitchen
- Off road parking for three vehicles
- Close to local amenities



STEP INSIDE



The property is entered via a front porch. Step through the internal door into the reception hall, with stairs ascending to the first floor. Branching off from the hallway are doors leading into various living spaces, each offering its own functionality.

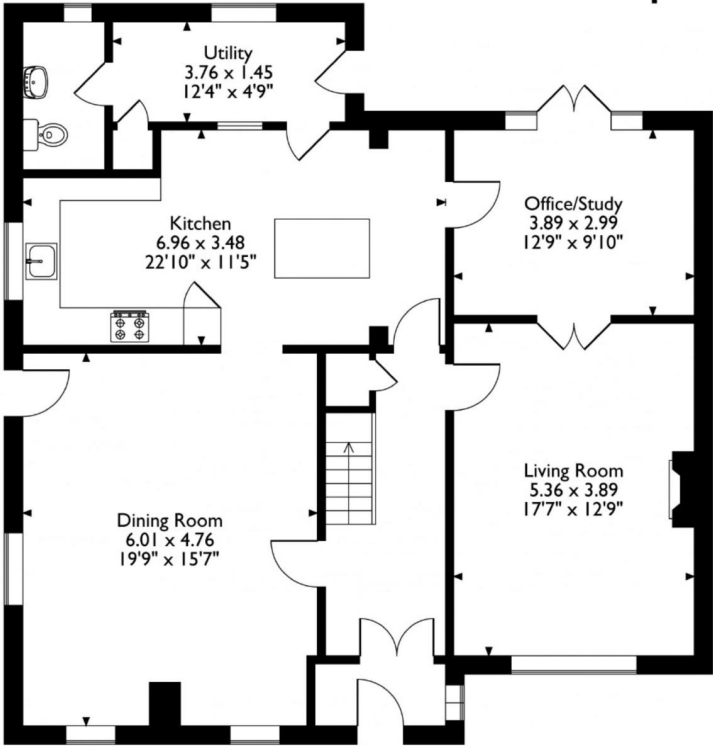
The spacious living room boasts a front-facing position with a fire surround with an inset coal effect gas fire. Double doors connect this space to the study, a rear-facing room providing an ideal opportunity for remote work. French doors lead to the rear sun terrace.

Meanwhile, a door grants access to the heart of the home, the kitchen, which has been reconfigured and re-fitted to now provide a modern range of high gloss fronted base and wall units (to include a larder unit) complimented by a central island to provide an opportunity of informal dining if required. We are advised that the range, American fridge freezer will remain in situ and there is an integrated dishwasher.

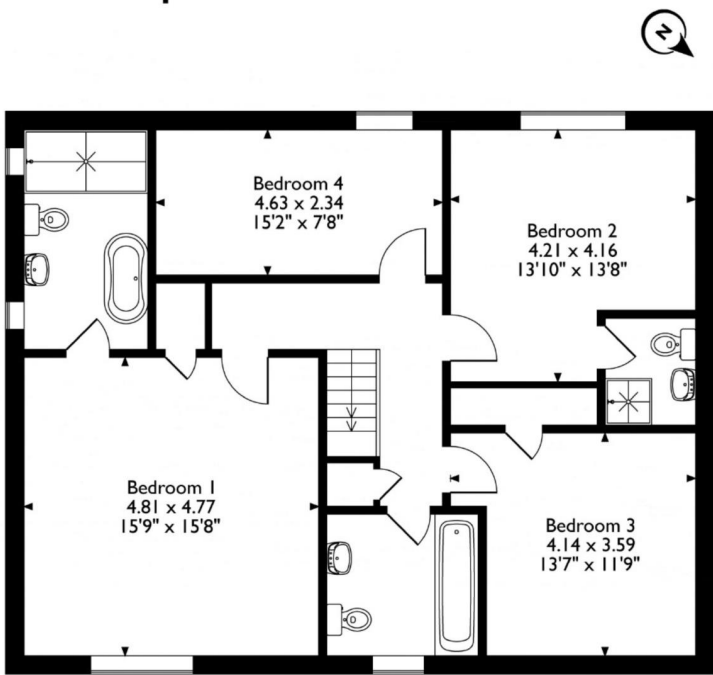
From the heart of the kitchen, a door leads to a rear boot room, a space designed with purpose in mind. Further doors unveil a utility cupboard with plumbing and a modern cloakroom fitted with a two-piece suite. There is also external access from the boot room to the rear elevation.

Through an inviting archway from the kitchen lies the entrance to a dining room, a space of generous proportions and offering flexibility. This room is more than just a setting for meals, it is adaptable to the rhythms of multi-generational living. A side entrance door offers external access.

Approximate Gross Internal Area 201 Sq M/2163 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 the stairs to the first floor, the landing serves as access to all first-floor rooms.

At the forefront of this domain stands the master bedroom, a spacious bedroom positioned to the front elevation. Within this bedroom lies a well presented, refitted ensuite, featuring a four-piece suite, including an oval bath and a generously proportioned shower cubicle spanning the width of the room.

Adjacent, the guest bedroom offers a rear-facing aspect overlooking the gardens. Ample in size, it comfortably accommodates a double bed and boasts the added benefit of an ensuite which features a semi-circular shower enclosure.

Bedrooms three and four are generously proportioned to accommodate double beds with ease. Bedroom three has the inclusion of a built-in wardrobe.

Completing the first floor, the family bathroom has been refitted with a contemporary three-piece suite in white, which includes a rain shower over the bath and fully tiled walls.

STEP OUTSIDE



At the front of the property, there is ample off-road parking, providing space for up to three cars. Moving to the rear, the substantial plot extends in a southerly direction, and offers a haven of outdoor living.

Enclosed by fencing and walls, there is a paved sun terrace and outdoor bar area, explore further, and you'll discover several garden outbuildings, offering versatility for storage or potential creative projects. There is a large pond with inhabitants to remain, along with a selection of established shrubs and flowers.

AGENTS NOTE:

The property is leasehold 999 years from March 1975. Ground rent is £30 per annum.

INFORMATION

Postcode: NP26 3HW
Tenure: Leasehold
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		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	65	77
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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