



UNDY

Guide price **£370,000**



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# 18 PARK COURT

Undy, Caldicot, Monmouthshire NP26 3PF



Ensuite to principal bedroom  
Enclosed rear gardens  
Off road parking for three cars

This detached 3-bedroom property was built by McAlpine Homes and offers spacious accommodation over two floors. The garage has been converted to offer a useful, well-proportioned study, ideal for those wishing to work from home and a conservatory has been added to offer additional reception space.

The property is ideally situated for local schooling and commuting, with junction 23A (M4 access) only a short distance away, there is also a main rail line at Severn Tunnel Junction only a short drive from the property.

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.

Nestled within a popular neighbourhood, this spacious 3-bedroom detached property presents an ideal blend of comfort and functionality. Step inside to discover a main front facing reception room perfect for gatherings and relaxation alike. A separate dining area seamlessly flows into a sizeable rear facing conservatory, offering a delightful additional space for indoor-outdoor living and entertaining.



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### KEY FEATURES

- Detached property
- Three bedrooms
- Spacious reception room
- Study garage conversion
- Conservatory
- Well located for commuting, schooling & local amenities



# STEP INSIDE

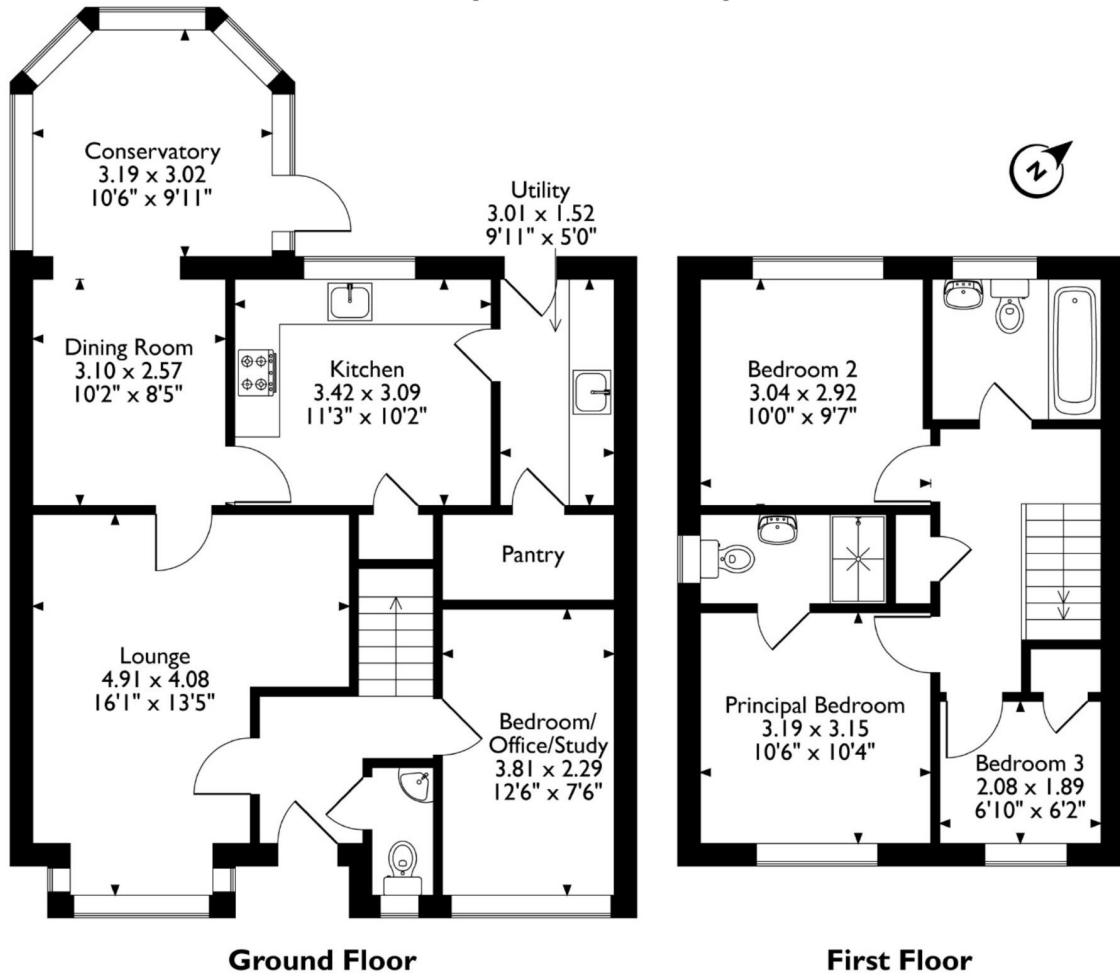


The heart of this home lies in its refitted kitchen with modern amenities and ample storage space provided by both base and wall units ensure convenience.

There is a useful utility room with access to the rear elevation, the central heating boiler is located here, and also a superb walk-in pantry offering further storage solutions.

The ground floor also benefits from a cloakroom, fitted with a modern 2-piece suite and for those seeking a productive workspace, the converted garage offers a dedicated front facing study is perfect for remote work or creative pursuits.

## Approximate Gross Internal Area 112 Sq M/1206 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.

Ascending to the first floor, the landing gives access to 3 bedrooms and a family bathroom.

The principal bedroom has the added convenience of an ensuite shower room, complete with a three-piece suite.

Two of these rooms will accommodate double beds and are fitted with built-in bedroom furniture, enhancing storage solutions, the third will accommodate a single bed.

Meanwhile, the family bathroom has been refitted with a white three-piece suite, featuring a bath with a shower attachment.

# STEP OUTSIDE



As you step outside of the property, a dedicated off-road parking area awaits at the front elevation, providing ample space for up to three cars, ensuring both convenience and peace of mind for homeowners and guests alike.

To the rear, the property is well bounded by fencing and planted with mature shrubs and trees. Designed with practicality in mind, the rear garden is thoughtfully landscaped to minimise maintenance, featuring faux grass that retains its lush appearance year-round and a paved sun terrace.

The outdoor amenities extend further with the inclusion of an outside water tap, providing added convenience for gardening tasks or outdoor cleaning. Additionally, a garden shed stands ready to accommodate tools and equipment, ensuring a tidy and organised outdoor space.

## INFORMATION

Postcode: NP26 3PF

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





## 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 take the third main right turn into Manor Chase, right again into Tredegar Drive, at the bottom of this road turn right into Park Court where the property can be found on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	80
EU Directive 2002/91/EC			

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