



UNDY

Guide price £335,000





# 2 KILN WAY

Undy, Caldicot, Monmouthshire NP26 3QA



Flexible accommodation  
Two en-suites plus a bathroom  
Rear facing multi-purpose room

This well presented 4-bedroom semi-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 itself was extended approximately 7 years ago (planning ref: DC/2016/01032) by way of a garage conversion to living accommodation, along with a single storey extension, which provides a multi-purpose rear facing room which links the main dwelling to the converted garage (now a ground floor bedroom and sizable wet room).





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### KEY FEATURES

- Superb extended semi-detached property
- Four bedrooms (including a ground floor room)
- Refitted kitchen
- Close to local amenities
- Enclosed rear garden
- Ideally located for commuting



# STEP INSIDE



The property is entered through a small reception area leading to a sizable, front-facing living room with ample space for furniture. The living room also features stairs to the first-floor landing and a large, useful under-stairs storage cupboard.

The re-fitted kitchen boasts cream-fronted base and wall units, attractive work surfaces, and integrated appliances, including a fridge freezer, dishwasher, and washing machine. It also includes a double oven, 4-ring hob, and canopied cooker hood. A rear-facing window offers a pleasant garden view, and there is space for a dining table. The kitchen provides access to a versatile rear room.

This multi-purpose room, part of an extension built approximately 7 years ago, offers flexible space and abundant natural light from two domed windows. Currently, it features a lift providing access to an upper level leading to a ground floor bedroom and wet room, though the lift can be removed if desired.

The room has three access doors (two to the rear and one to the front). The ground floor bedroom and wet room were converted from the original garage. The bedroom, with a side-facing window, can accommodate a double bed and boasts an attractive vaulted ceiling. The spacious wet room includes a three-piece suite with a shower enclosure, a vaulted beamed ceiling, and non-slip flooring.



## Approximate Gross Internal Area 102 Sq M/1098 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.

The extension provides an opportunity for multi-generational living, a spacious workspace for those wishing to work from home, or potentially a small space for an Airbnb, making it an incredibly versatile addition to the property.

Ascending to the first floor, all rooms lead from the central landing, which also provides access to the loft and a storage cupboard. The principal bedroom is a double room with a rear-facing garden view. It benefits from a refitted ensuite that includes a shower enclosure with a rain shower.

Bedroom two is also a double room, situated at the front of the property, providing ample space whilst bedroom three is a single room, ideal for use as a home office or study for those who wish to work from home.

The family bathroom has been stylishly refitted, featuring a modern three-piece suite with a matching tiled surround for the bath and suite, creating a sleek and contemporary feel.



# STEP OUTSIDE



There is off-road parking for one vehicle at the front elevation. The rear garden provides a good degree of privacy, enclosed by fencing, and features low-maintenance faux lawn, upper and lower sun terraces, and useful covered storage.

This outdoor space is perfect for relaxing or entertaining.

## INFORMATION

Postcode: NP26 3QA  
Tenure: Freehold  
Tax Band: D  
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 right-hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(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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