



UNDY

Guide price **£375,000**



A ARCHER & CO

www.archerandco.com

To book a viewing call 01291 626262

15 THE PADDOCKS

Undy, Caldicot, Monmouthshire NP26 3TD



Enclosed south westerly facing rear gardens
Large conservatory
Garage conversion providing a study and storage

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 itself offers well-proportioned accommodation, to include a converted garage incorporating a study for those wishing to work from home, a large conservatory and a south westerly facing rear garden.



Guide price
£375,000



KEY FEATURES

- Detached property
- Three bedrooms
- Good sized living room plus dining room
- Off road parking
- Re-fitted kitchen
- Close to local amenities



STEP INSIDE



The front entrance door opens into a reception hall, providing access to the kitchen, living room, and ground floor cloakroom. The cloakroom is conveniently fitted with a two-piece suite.

Stepping into the living room, you'll find a front-facing reception area featuring a large bay window providing additional natural light. This room offers ample space for furniture and is enhanced by a wall-mounted flame effect fire, creating a cosy ambiance.

Double doors lead from the living room to the dining room, which serves as a second reception room. Currently used as a sitting room, this space is versatile and offers access to both the kitchen and the conservatory through patio doors.

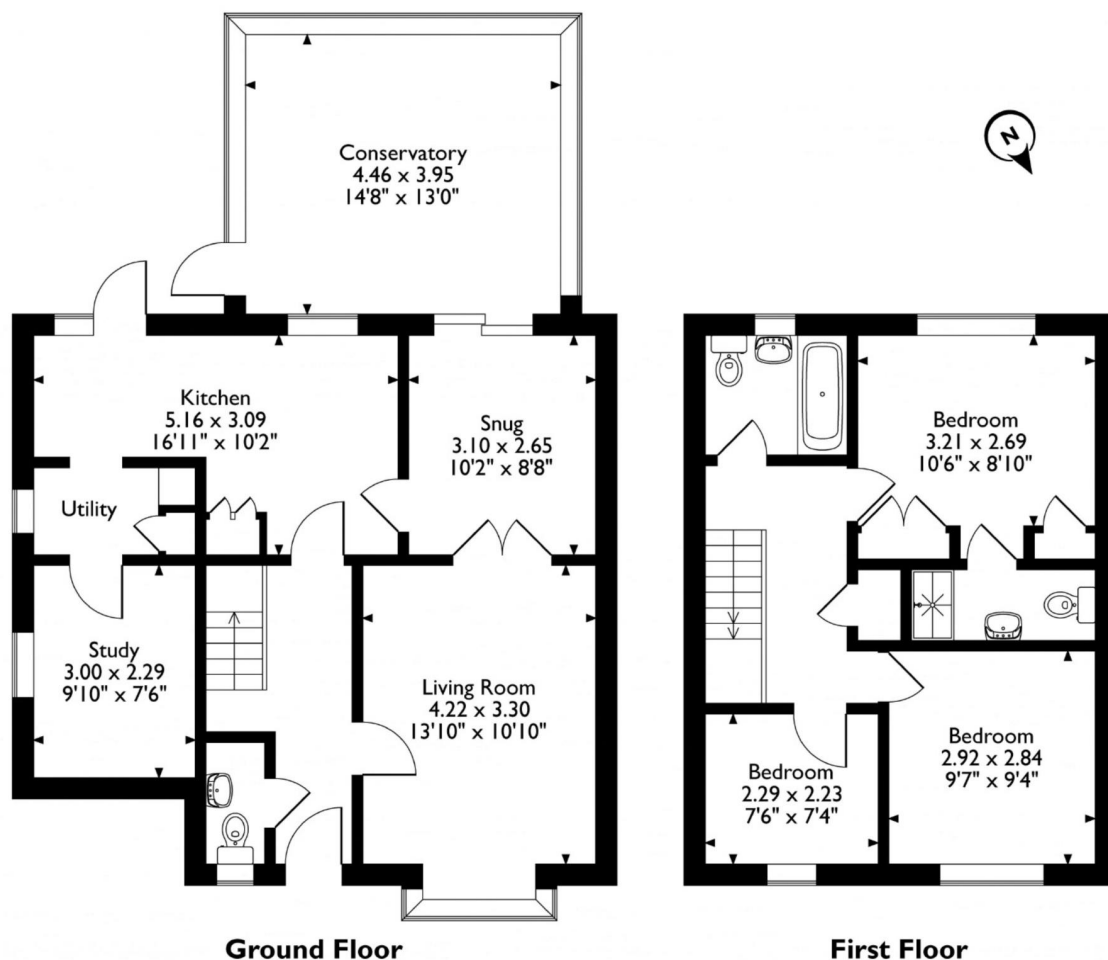
The conservatory, located at the rear of the property, overlooks the garden and also provides direct access to it. This spacious room offers great flexibility, making it ideal for a variety of uses, from a sunroom to an additional sitting area or even a playroom.

The kitchen has been re-fitted and boasts an ample range of base and wall storage units. It is well-equipped with built-in appliances, including a dishwasher, oven, hob, and microwave. A built-in breakfast bar provides a convenient option for informal dining.

Adjacent to the kitchen is the utility area, which offers additional storage and houses the boiler. This space is perfect for laundry and other household tasks, ensuring the main kitchen area remains clutter-free. The garage has been thoughtfully converted into a study, providing an ideal workspace for those who work from home.

A side-facing window allows natural light to brighten the room, creating a pleasant working environment. Additionally, a small doorway from the study leads to the front section of the original garage, now serving as useful storage space.

Approximate Gross Internal Area 117 Sq M/1259 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 the rooms on this level, as well as access to the loft and an airing cupboard. The property boasts three bedrooms.

The principal bedroom is a double room located at the rear of the house, offering a garden aspect. This bedroom includes a built-in wardrobe, providing ample storage space, and benefits from an ensuite shower room fitted with a modern three-piece suite.

Bedroom two is another double room, facing the front of the house, whilst bedroom three, also front-facing, features open over-stairs storage, making efficient use of the space. This room is versatile, suitable for use as a bedroom, home office, or hobby room, depending on your needs.

The family bathroom is well-appointed with a three-piece suite, the walls are partly tiled and a rear-facing frosted window ensures privacy while allowing natural light to fill the space.

STEP OUTSIDE



Stepping outside of the property, there is a shared access leading to a private driveway that provides off-road parking for one vehicle. Although the original garage door remains in place, the garage has been converted into a useful storage area and study.

The front garden is primarily stone-chipped, offering a low-maintenance solution. The rear garden, which benefits from a south-westerly facing aspect, is also designed for low maintenance with a paved sun terrace. It is well-bounded by fencing and features a selection of established trees and shrubs. Additionally, there is a garden shed and convenient side pedestrian access.

AGENTS NOTE: The property is accessed by a shared driveway.

INFORMATION

Postcode: NP26 3TD
Tenure: Freehold
Tax Band:
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 approx. 6 miles, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the new Bellway development and the turning into Rockfield Grove, and take the next right turn into Manor Chase. Proceed and turn right into Tredegar Drive and at the bottom turn left into The Paddocks, at the end of this road turn left and the property is on the left.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	68	79
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 caldicot@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.