



UNDY

Guide price £325,000



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20 MEADOW RISE

Undy, Caldicot, Monmouthshire NP26 3JW



Delightful enclosed rear gardens
Ideally located for commuting and schooling
Conservatory

The villages of Magor and Undy, located near Caldicot in Monmouthshire are surrounded by picturesque countryside and the unique landscape of the Caldicot Levels, adjacent to the Severn Estuary. This tranquil setting offers easy access to the major cities of Cardiff and Bristol via motorway and rail, making it an ideal choice for those seeking a balance between rural living and urban accessibility.

Local amenities are plentiful, with two infant/junior schools in the area and a comprehensive school in nearby Caldicot. Healthcare needs are well catered for with a doctor's surgery in Magor and hospitals within easy reach in Chepstow and Newport. Magor Square serves as a central hub, hosting a variety of shops including a post office, while the nearby Caldicot shopping centre provides a pedestrian-friendly environment.

For recreation, Caldicot offers an active leisure centre complete with a swimming pool, and several highly regarded golf courses are scattered throughout the region. The area's rich history is celebrated in the medieval Caldicot Castle, surrounded by spacious grounds and a country park, all of which are freely accessible to local residents. This vibrant community, steeped in history and natural beauty, offers a rich and fulfilling lifestyle for residents.



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KEY FEATURES

- Well-presented detached property
- 3 Bedrooms
- Open plan living room with dining area
- Well equipped kitchen
- Off road parking
- Viewing recommended



STEP INSIDE



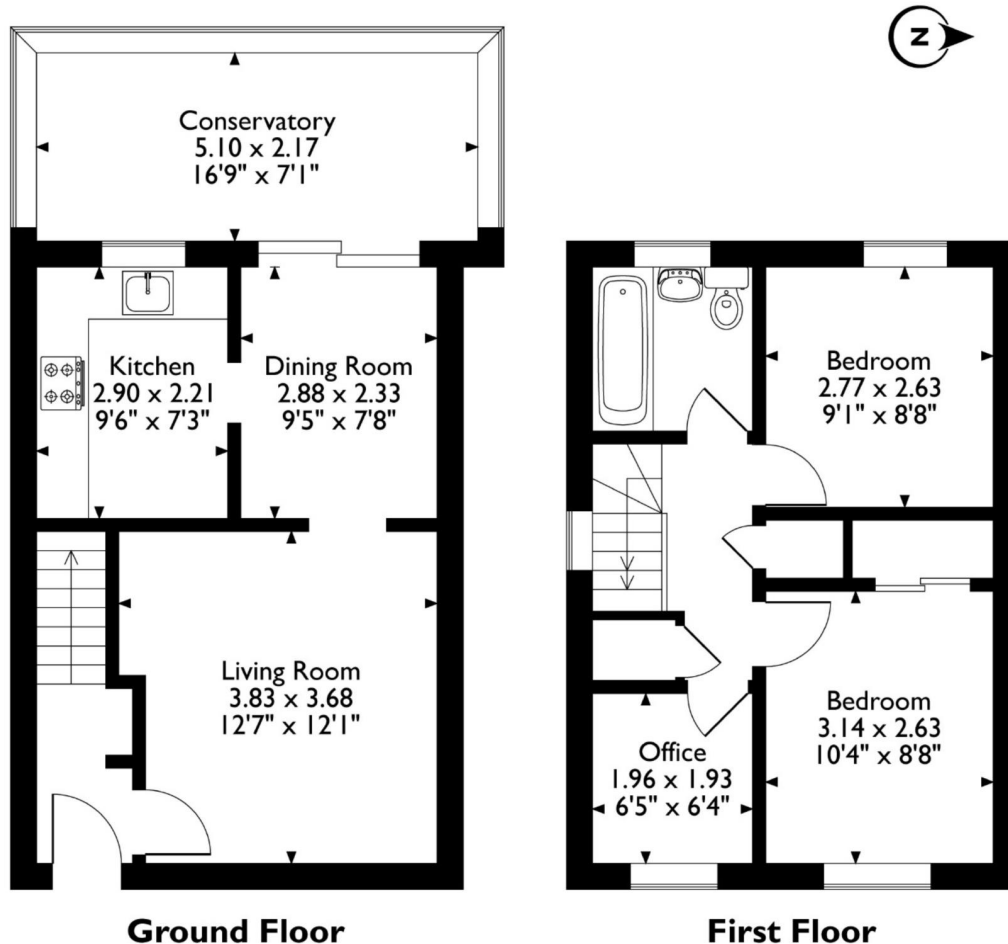
The property is entered via an open canopy porch with a front entrance door, with stained glass panels, leading into the reception hall. This hallway has been reconfigured with the open tread staircase now being visible from the living room, this reconfiguration adds space and light to the living room, there is also a useful coat hanging space.

The spacious living room features a faux brick chimney effect media wall, creating a cosy atmosphere. A double-glazed bay window at the front, with a deep display sill, allows ample natural light (blind to remain). The living room flows seamlessly into the dining area through an open archway and there is attractive laminate flooring through both the living and dining area.

The dining room is a perfect space for family meals, with double-glazed patio doors that open to the conservatory. Another open archway leads directly to the kitchen, enhancing the home's open-plan feel. The conservatory enjoys a delightful garden view. This flexible space is equipped with a central heating radiator to ensure all year-round use and a side door providing garden access.

The modern kitchen is well-equipped with matching base and wall units, marble effect roll-top preparation surfaces, and splashback tiling. It features a four-ring gas hob with an extractor hood, and an integrated oven. Additional conveniences include plumbing for a washing machine, a ceramic tiled floor, and a window overlooking the rear garden through the conservatory. The washing machine and fridge/freezer are available by separate negotiation.

Approximate Gross Internal Area 76 Sq M/818 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 offers a balustrade, a built-in storage cupboard, and an airing cupboard. The central heating boiler is housed within a landing cupboard. An obscure window provides natural light to the landing.

The family bathroom comprises a panelled bath with an electric shower over, a pedestal wash-hand basin and a low-level WC. The bathroom is fully tiled with a rear facing window.

The master bedroom is a front facing double room with built-in wardrobes having sliding mirrored doors. Attractive part panelling to one wall. The second bedroom is a rear facing double room, benefitting from a garden view. The third bedroom offers a single room and would make an ideal study for those wishing to work from home.

STEP OUTSIDE



The front garden is laid to lawn with assorted shrubs, a concrete hardstand with off road parking for one vehicle, and an open porch.

Side pedestrian access leads to a further hardstanding offering flexibility and onto the rear garden, which is also laid to lawn, featuring a variety of shrubs, small paved patio areas offering seating, garden shed to remain, and an outside water tap.

The garden has a Westerly facing aspect.

INFORMATION

Postcode: NP26 3JW

Tenure: Freehold

Tax Band: D

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 pass the entrance to Manor Chase on the right-hand side and continue also passing the right hand turn to Vinegar Hill and take a right turn into Dancing Hill. Continue up the hill and take a right turn into Meadow Rise 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		89
(81-91)	B		
(69-80)	C	73	
(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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