



UNDY

Guide price **£350,000**



 ARCHER & CO

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01291 626262



# 1 MILLFIELD PARK

Undy, Caldicot, Monmouthshire NP26 3LF



Low maintenance rear gardens  
2 Reception rooms  
Situated close to M4 access

This property provides an ideal opportunity for families seeking a conveniently located, spacious home close to local amenities. The property offers four sizable bedrooms and two reception rooms, plus a conservatory for those requiring extra reception space. The home sits on a corner plot with a low maintenance garden to the rear and off-road parking with a single garage.

The delightful village square at Magor is the hub of the community and offers an array of bespoke shops, cafés, 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 is also ideally situated commuting, with junction 23A (M4 access) only a short distance away.





Guide price  
£350,000



### KEY FEATURES

- Detached property
- 4 Spacious bedrooms
- Conservatory
- Garage and off-road parking
- Corner plot
- Popular location close to local amenities





# STEP INSIDE



Upon entering through the front entrance door, you're welcomed into a small but practical reception porch. This space leads to the main reception hall, where doors provide access to all ground floor rooms, and a turned staircase winds its way to the first floor. Convenient storage is found under the stairs, alongside a cloakroom that features a two-piece suite.

The kitchen is a well-planned space, offering a variety of base and wall units with rolled edge countertops, and it's fitted with essential utility plumbing. There's also room for a small breakfast table, making it the perfect spot for casual meals. There is access to a wall-mounted central heating boiler and a rear lobby, just off the kitchen, offers further storage and access to the garden.

Approximate Gross Internal Area  
 Main House = 126 Sq M/1356 Sq Ft  
 Garage = 14 Sq M/151 Sq Ft  
 Total = 140 Sq M/1507 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.

The living room is a spacious front-facing reception area, ideal for various furniture arrangements, providing a cosy and functional space for relaxation. Adjacent is the dining room, which serves as a second reception area with ample space for a dining table. A door from here leads to the conservatory, a superb addition to the home, this room offers views of the rear garden with dual access for easy outdoor enjoyment.

Heading upstairs, the landing is naturally lit by a window on the stairwell, creating a bright and airy space. Doors lead to all four bedrooms and the bathroom. There's also access to the loft and a convenient shelved cupboard.

The principal bedroom is a rear-facing double room, complete with a built-in wardrobe and plenty of space for additional furniture. Bedrooms two and three are both generously sized and can comfortably accommodate double beds; bedroom two enjoys views of the rear garden, while bedroom three faces the front elevation. Bedroom four is versatile, large enough for a bedroom or an ideal study, perfect for those working from home.

The bathroom is well-appointed, featuring a three-piece suite, including a bath with a shower overhead, and a side-facing frosted window for privacy.



# STEP OUTSIDE



Stepping outside, this property enjoys a corner plot position. The front garden is bordered by a low wall, with a well-maintained lawn. Steps lead up to the main side entrance, creating a welcoming path to the home.

At the rear, the garden has been designed for ease and enjoyment. The low-maintenance walled garden features artificial grass, ensuring that the area remains green and inviting all year round without the upkeep of natural lawn, there is a paved sun terrace. Surrounding the garden, you'll find borders planted with a selection of flowers and shrubs.

A pedestrian gate at the back of the garden opens onto the driveway, which provides off-road parking for one vehicle. This leads directly to a single garage, offering not only parking but valuable additional storage.

#### AGENTS NOTE:

The property is leasehold with a term of 999 years commencing in 1975. Ground rent is payable to Monmouthshire County Council and currently the amount is £30 per annum

#### INFORMATION

Postcode: NP26 3LF

Tenure: Leasehold

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 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 where the property is located on the corner of the left-hand entrance to Millfield Park.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		86
(81-91)	B		
(69-80)	C	70	
(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	

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.