



MAGOR

Guide price **£280,000**



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# ELYSIUM

West End, Magor, Caldicot, Monmouthshire NP26 3HT



3 Bedrooms

Original show house with many upgrades

Ideally located for commuting with M4 access close by

Nestled within walking distance from Magor's vibrant village square, this distinctive property enjoys a great location for local amenities, with excellent road connections and easy access to the M4 (junction 23A). Exciting plans for a nearby train station promise enhanced rail links between Cardiff and London, adding even more appeal to this already well-connected home.

The delightful village square at Magor is the hub of the community and is within walking distance 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 was constructed in 2006 and is the original show house, built with additional specification such as a paved driveway and shuttered windows. Other items to note that will remain are the Nest portable heating thermostat and CCTV, surround sound to the living room smart lighting to the living room and bathroom and keyless entry. The property is fitted with high-speed fibre, ideal for those wishing to work from home.





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### KEY FEATURES

- Detached Property
- Living room with character
- Attractive bathroom with claw footed bath
- Off road parking for 3 cars
- Walking distance to local amenities
- Enclosed south facing rear gardens





# STEP INSIDE



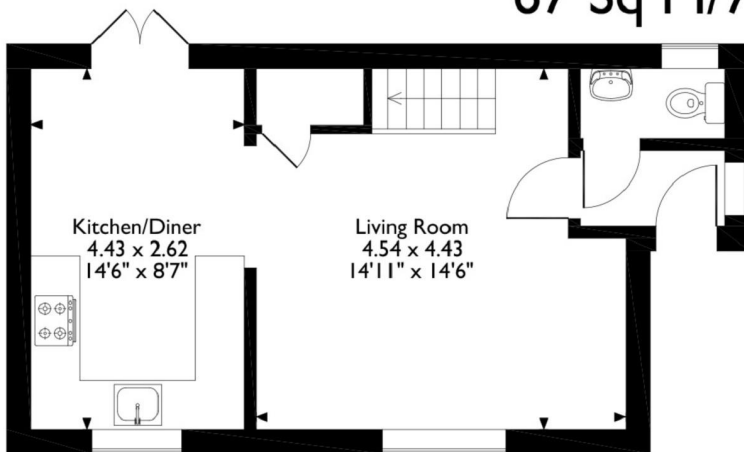
Inside, the property seamlessly blends modern design with delightful period features. Enter via an attractive, keyless entry, front door into the useful reception porch, where a convenient WC is located.

An internal door leads directly into the characterful living room adorned with a brick wall, stained glass accents, and a striking cast iron staircase. A shuttered window faces the front elevation and there is a useful understairs storage cupboard and wooden flooring.

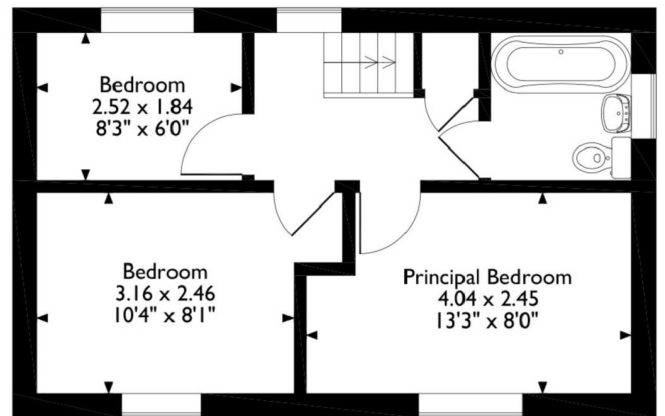
The living space flows into the shaker-style kitchen with dining area, which boasts ample cabinetry, integrated appliances including an oven and gas hob, plumbing, continuation of the wooden flooring and French doors giving access to the rear sun terrace. Inset spot lighting and a front facing window. Access to the central heating boiler.

As you ascend to the first-floor landing, this area is naturally lit from a well-placed window. The landing also provides access to all the first-floor rooms, the loft, and a handy storage cupboard.

## Approximate Gross Internal Area 67 Sq M/721 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 principal bedroom has a stylish panelled feature wall and front-facing outlook through a shuttered window. This room will accommodate a king size bed and a clever recessed area offers the perfect spot for wardrobe storage.

Bedroom two, also a front-facing double room, Meanwhile, bedroom three, a versatile rear-facing single room, is well-suited for use as a study, perfect for those working from home.

The bathroom is a standout feature of this home, boasting a re-fitted design. Its centrepiece is a timeless claw-footed bath with a mixer attachment, surrounded by tasteful tiling on three walls. The addition of underfloor heating ensures comfort and warmth.



# STEP OUTSIDE



The outdoor space features a patio for al fresco dining and a lawned area, the rear is private and south facing with a garden shed that will remain. While the front of the property offers a large driveway accommodating multiple vehicles.

#### AGENTS NOTE:

There is a rail track to the rear of the property  
We are advised that the property is timber framed  
The property is on a water meter

## INFORMATION

Postcode: NP26 3HT  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: TBC







## 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, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the entrance to Manor Chase and Vinegar Hill on the right-hand side and the Community Hwb on the left. Turn left signposted Magor Square and at the mini roundabout take the second-hand turn and immediately left into Magor Square. At the t- junction proceed straight over into West End and the property can be found after a short distance on the left-hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			89
(92-100)	A		
(81-91)	B		
(69-80)	C	76	
(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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