



UNDY

Guide price £245,000



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65 ROCKFIELD GROVE

Undy, Caldicot, Monmouthshire NP26 3FB



No onward chain
Conservatory with far reaching views
Close to local amenities

This two-bedroom end link property is located close to established local amenities, including a primary school. The property offers a sizeable reception room, along with a conservatory and external, flexible timber framed outbuilding, a good-sized enclosed rear garden, two off road parking spaces, and is being offered for sale with the benefit of no onward chain.

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.



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KEY FEATURES

- End link property
- 2 Double bedrooms
- Good sized reception room
- Enclosed south east facing rear garden
- Off road parking for 2 cars
- Ideally situated for M4 commuting



STEP INSIDE



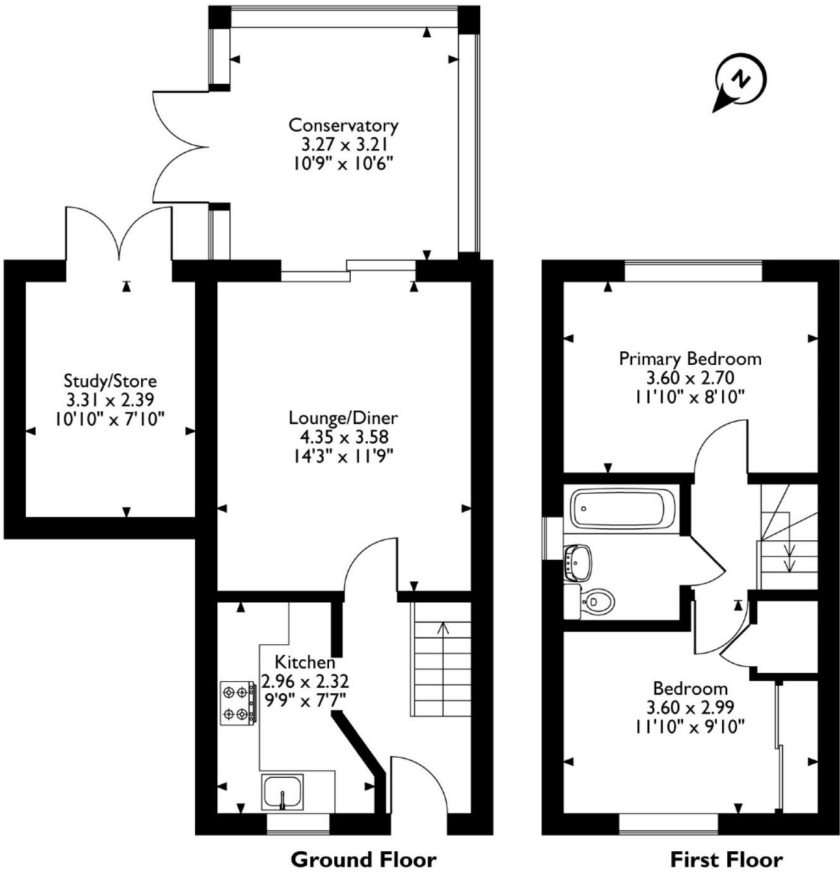
Stepping into the property from the front elevation, you are welcomed by a hallway that connects to the kitchen, living room, and staircase leading to the first floor.

The kitchen, positioned at the front of the home, is fitted with a range of base and wall units, providing storage. It features a four-ring hob with a built-in Indesit oven, inset lighting, and dedicated space for a fridge freezer, along with plumbing for a washing machine.

The spacious living room offers a comfortable and inviting reception area, with enough space to accommodate a small dining table.

Patio doors lead directly into the bright conservatory, which overlooks the rear garden and serves as a versatile additional living space. French doors open onto the sun deck, seamlessly blending indoor and outdoor living.

Approximate Gross Internal Area
Main House = 66 Sq M/700 Sq Ft
Outbuilding = 8 Sq M/86 Sq Ft
Total = 74 Sq M/786 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 provides access to both bedrooms, the bathroom, and the loft.

The primary bedroom, positioned at the front, features an open wardrobe space and laminate flooring, and a useful over-stairs storage cupboard housing the central heating boiler.

The second bedroom, a well-proportioned double room, is located at the rear and enjoys distant estuary views.

The bathroom is fitted with a modern three-piece suite, comprising of a low-level WC, wash hand basin, and a panelled bath with an overhead shower. A tiled surround enhances the space, while a frosted side-facing window allows natural light.

STEP OUTSIDE



At the front of the property, two dedicated off-road parking spaces provide both convenience and ease of access.

The rear garden is thoughtfully designed for low-maintenance, featuring a beautifully decked layout that captures the warmth of its southeast-facing aspect. Split into an upper and lower deck, the spaces are separated by a small garden area and steps, with gated sections adding practicality.

A well-fenced boundary ensures privacy, while the standout feature is a versatile timber-framed outbuilding. Whether used as a home office, gym, studio, or additional storage, this highly adaptable space offers endless possibilities. For added peace of mind, the outbuilding comes with a certificate of regularisation.

INFORMATION

Postcode: NP26 3FB
Tenure: Freehold
Tax Band: C
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 turn right into Rockfield Grove and follow the road up the hill to the top where the property is located on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		91
B	(81-91)		
C	(69-80)	73	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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