



UNDY

Guide price **£225,000**



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4 PARK COURT

Undy, Caldicot, Monmouthshire NP26 3PF



2 well-proportioned bedrooms
Large well enclosed rear garden with sun terrace
No onward chain

This stylishly updated 2-bedroom mid-link home combines modern comfort with great investment or first time buyer potential. Set in the sought-after area off Manor Chase at the gateway to Undy, it comes with no onward chain, allocated off road parking, and a good-sized rear garden. Freshly redecorated and recarpeted, with a refitted kitchen and bathroom, it's ready to move straight into. Perfectly placed for local schools, community amenities, and Magor's vibrant village square, the property also boasts quick access to the M4 via junction 23A, making it ideal for commuters.



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KEY FEATURES

- Spacious terraced property
- Sizeable reception room
- Refitted Kitchen & Bathroom
- Allocated off road parking
- Re-decorated and re-carpeted throughout
- Convenient access to local amenities and M4 access



STEP INSIDE



This well-presented property represents an ideal opportunity for a first-time buyer or investor. The home is approached via a canopied front entrance with a front door leading into the reception hall. From here there is access to the kitchen and living room, along with stairs rising to the first floor. The hall features tiled flooring and useful open understairs storage.

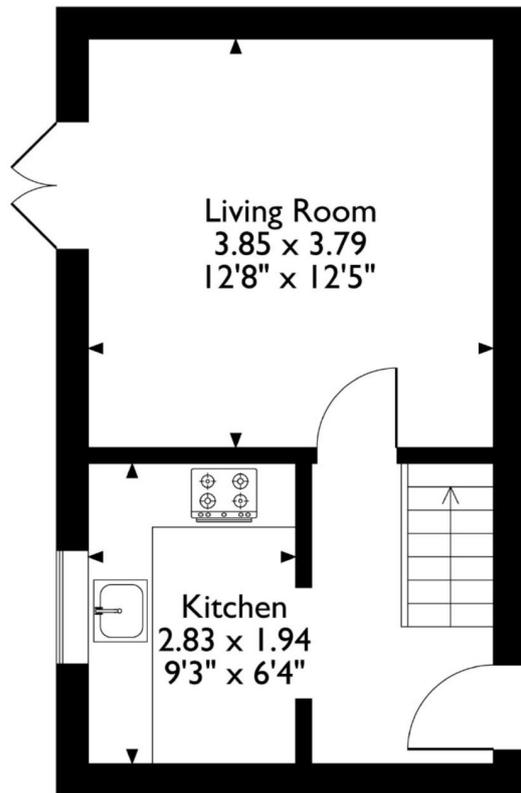
The kitchen has been re-fitted with a stylish range of matt-fronted wall and base units with complementary work surfaces. It includes an integrated oven with four-ring hob, space for a fridge freezer, and plumbing for a washing machine. There is also a wall-mounted gas boiler, tiled flooring, and a rear-facing window overlooking the garden.

The living room is a spacious rear-facing reception room featuring attractive flooring and a wooden media wall surround. French doors open onto the sun terrace, allowing plenty of natural light, and inset spot lighting adds a contemporary finish.

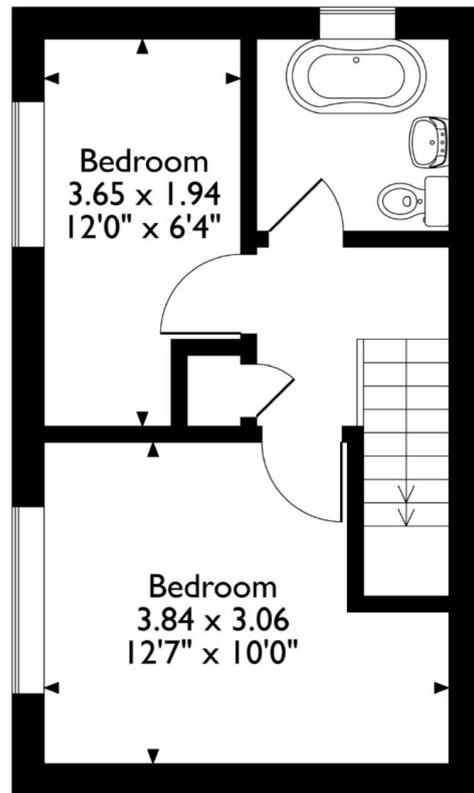
To the first floor, all rooms lead off the landing, which also benefits from a useful storage cupboard with hanging rail. The principal bedroom is positioned to the rear of the property and comfortably accommodates a double bed. It also features a wardrobe recess and enjoys pleasant views over the garden.

4, Park Court, Caldicot, Monmouthshire

Approximate Gross Internal Area 52 Sq M/560 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 second bedroom is a well-proportioned single room, also overlooking the garden, and would equally lend itself to use as a home office or study.

The bathroom has been re-fitted with a modern three-piece suite in white, comprising a panelled bath with shower over. The room is finished with attractive marble-effect, low-maintenance wall coverings, inset lighting, and a small side-facing frosted window providing natural light.

STEP OUTSIDE



The rear garden must be viewed to be fully appreciated. This generous outdoor space is well enclosed by newly installed fencing and features a level, beautifully maintained lawn complemented by attractive planted borders. To the rear of the garden is a stone-chipped seating area and a covered sun terrace, ideal for outdoor relaxation and entertaining. A convenient pedestrian gate provides access to the allocated off-road parking area.

The property also benefits from an open, canopied front entrance, which includes a useful external storage space.

INFORMATION

Postcode: NP26 3PF

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 take a right turn right into Manor Chase and right again into Tredegar Drive and proceed to the bottom where the terrace is directly ahead.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | 72 | |
| (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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