

# H & H

HOUSE & HOME  
PROPERTY AGENTS



13 Celtic close

, Undy, NP26 3PB

£434,950



# 13 Celtic close

, Undy, NP26 3PB

£434,950



## Description

This beautifully presented detached property is situated in a quiet cul de sac location and early inspection comes highly recommended. To the ground floor, reception hall, superb open plan kitchen/breakfast/dining room off which is a utility room and two sets of french doors which lead out to the generous landscaped corner gardens. Also on this floor, generous living room and ground floor W.C. Off the first floor landing, bedroom one with en-suite shower room, bedrooms two three and four as well as modern bathroom. Outside, integral garage and ample parking for several vehicles.

The property occupies a pleasant position in the ever popular location. Undy is a well established village in close proximity to Magor. Magor has a good range of local facilities to include shops, public houses and good schooling. There is also the state of the art Undy and Magor community centre, due to open in 2023. Also benefiting from excellent railway links and motorway access to the M4, bringing Cardiff, Bristol and Newport within easy reach.

## Reception Hall

Approached via open porch and uPVC panelled door with double glazed insert. Coving and inset spotlighting to plain ceiling. Good quality tile effect flooring. Panelled radiator. Understairs storage cupboard. Stairs to first floor landing. Doors off.

## Kitchen/Dining Room

19'5" max x 13'2" max (5.92 max x 4.02 max)  
Spacious open plan kitchen/dining room with inset spotlighting to plain ceiling. The kitchen area has a modern range of high gloss base units. Single drainer ceramic sink and mixer tap set into granite effect work surfaces. Separate hot water tap. Breakfast bar. Four ring touch control induction hob, set into work surface with pop up extractor and lighting. Built in fan assisted electric oven and grill. Integrated fridge/freezer and dishwasher. Good quality wood effect flooring throughout. Panelled radiator. UPVC double glazed windows to rear and side elevations. UPVC double glazed french doors to rear garden. Open to breakfast room.

## Breakfast Room

8'6" x 7'3" (2.60 x 2.21)

Inset spotlighting to plain ceiling. Good quality wood effect flooring. Panelled radiator. UPVC double glazed french doors to rear garden. Door to utility room.

## Utility Room

Sensor lighting. Range of matching high gloss base and eye level storage units. Single drainer sink and mixer tap set into granite effect work surfaces all with tile splash backs. Cupboard housing wall mounted gas combination boiler. Tiled floor. Panelled radiator. UPVC glazed and panelled door to side. Personal door to garage.

## Living Room

19'0" x 12'2" (5.81 x 3.72)

Coved and plain ceiling. Feature, living flame gas fire. Panelled radiator. UPVC double glazed windows to front and side elevations.

## Ground Floor W.C.

Sensor spotlighting and extractor to plain ceiling. Low level W.C. Wash hand basin with chrome mixer tap, set over vanity storage. Tile effect flooring. Contemporary style radiator. Opaque uPVC double glazed window to front elevation.

## First Floor Stairs and Landing

Inset spotlighting to plain ceiling. Access to loft inspection point. Panelled radiator. UPVC double glazed window to side elevation. Door off.

## Bedroom One

14'0" max to door and bay x 11'1" (4.27 max to door and bay x 3.40)

Inset spotlighting to plain ceiling. Wall lights. Panelled radiator. UPVC double glazed window to front elevation. Door to en-suite shower room. Door to dressing room/bedroom four.

## En-Suite Shower Room

Inset sensor spotlighting and extractor to plain ceiling. Wash hand basin and chrome mixer tap set over vanity storage unit with mirror and lighting over. Low level W.C. Double walk in shower with mains rain water head shower

Tel: 01291 418418

and separate shower attachment. Full tiling to walls. Tile effect flooring. Chrome towel radiator. Opaque uPVC double glazed window to side elevation.

### Bedroom Four/Dressing Room

11'7" max x 8'2" max (3.55 max x 2.49 max)

Plain ceiling and sensor lighting. Range of open fronted wardrobes with drawers. Useful storage cupboard. Panelled radiator. UPVC double glazed window to front elevation. Door to first floor landing.

### Bedroom Two

11'6" x 9'1" (3.51 x 2.79)

Inset spotlighting to plain ceiling. Built in wardrobe. Panelled radiator. UPVC double glazed window to rear elevation.

### Bedroom Three

10'5" to door recess x 10'1" (3.20 to door recess x 3.09)

Panelled radiator. UPVC double glazed window to rear.

### Bathroom

Inset spotlighting and extractor to plain ceiling. Modern white suite to include, low level W.C. Pedestal wash hand basin with mirror and light over. Bath with glazed screen and electric shower over. Part tiling to walls. Tiled floor. Chrome towel radiator. Opaque uPVC double glazed window to rear elevation.

### Garage and Parking

Electric, remote roller garage door. Power points and lighting. Personal door to utility room. Driveway with parking for several vehicles.

### Cabin/Home Office

Currently used a craft room and gymnasium, this space could easily be used as a studio or treatment room.

### Gardens

A particular feature of the property are beautifully maintained and landscaped south facing private corner gardens. To the front elevation, well maintained lawn, with stocked beds and borders, maturing shrubs and tree plus seating area. The rear gardens are predominantly laid to lawn with generous sandstone patio, raised ornamental pond and beautifully stocked beds and borders. As well maturing monkey puzzle tree, there are an abundant range of maturing shrubs and bushes. Outside lighting and water supply.

### Services

All mains services are connected. Solar panels. EV charging point.

### Council Tax Band - F

### Tenure - Freehold



## Road Map



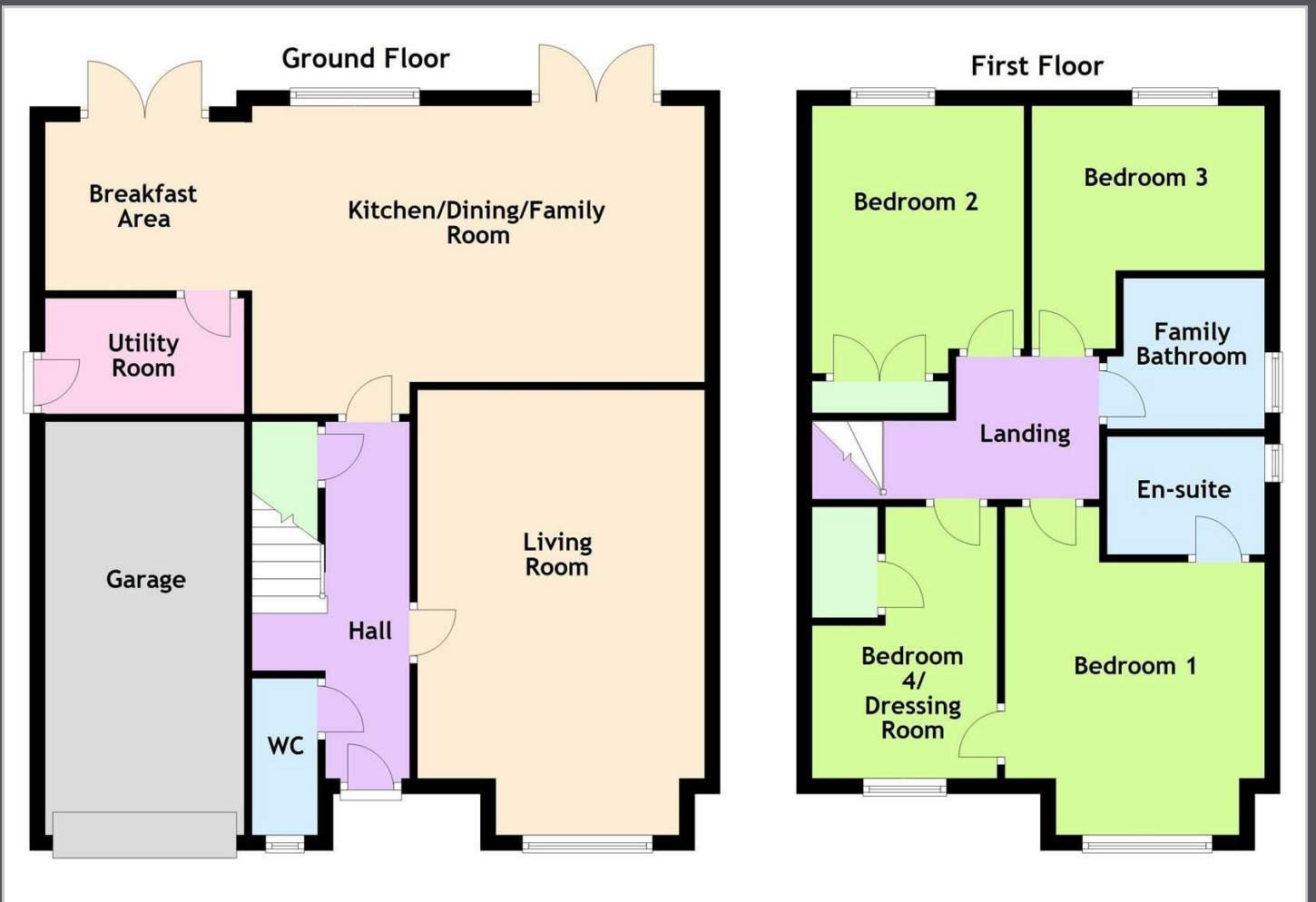
## Hybrid Map



## Terrain Map



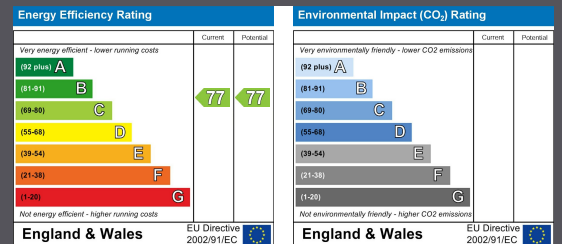
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.