



The Paddocks, Undy

4  2  2  B 

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- Five Bedrooms
- Lounge
- Family Bathroom
- Sun Room
- Off Road Parking for 3 Vehicles
- Ground Floor Office/ Playroom or 5th Bedroom
- Master Bedroom En Suite
- Dining Room
- Cloakroom

OFFERS INVITED. We are delighted to offer this well presented detached five bedroom property situated in Undy. This spacious family home has the benefit that the garage has been converted, giving four bedrooms to the property. The extra space on the ground floor could also be invaluable for an elderly relative or a playroom or office. An internal inspection is highly recommended.

The property would make an ideal family home and offers a reception hallway, spacious lounge with a separate dining room that leads into the sun room. There, pleasant views can be found towards the garden. The kitchen is modern and fitted with a gas Bosch hob and built in electric oven, and an integrated dishwasher. There is also an additional utility area and cloakroom.

To the the first floor are four bedrooms with a tastefully decorated master bedroom leading to the ensuite. Across the landing is the family bathroom. The property benefits from installed solar panels, gas central heating system and double glazing. Outside there is a generous attractive garden with a patio and space for outside dining. To the front there is off road parking for three vehicles.

Undy village is alongside Magor village where there are local shops pubs and restaurants. There are local primary and secondary schools within easy access. There are many delightful walks and places of interest to explore. The area is on a bus route and Severn Tunnel Junction railway station links directly to Bristol and Cardiff. There are road links to the M4, Bristol and Cardiff. Chepstow is 9.1 miles and Caldicot 3,5 miles.

Price: £385,000







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	EU Directive 2002/91/EC

PRS
Property
Redress
Scheme

Environmental Impact (CO₂) Rating

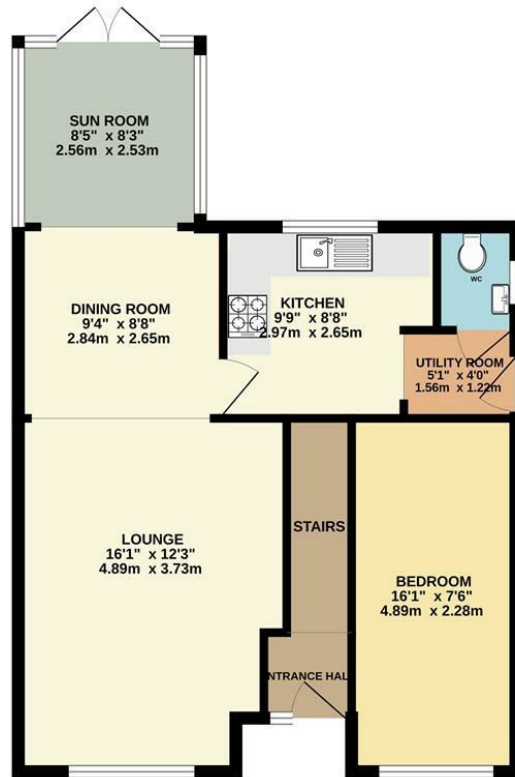
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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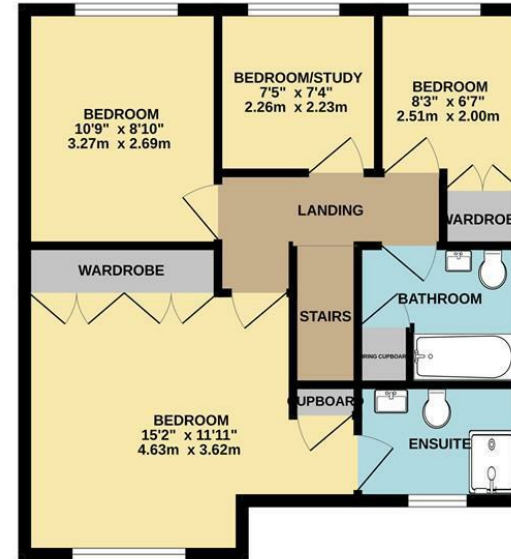
EU Directive
2002/91/EC



GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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