

16 Sir Bartholomew Grove Undy



STUNNING THREE BEDROOM SEMI DETACHED HOME WITH PLEASANT VIEWS

- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- BATHROOM PLUS EN-SUITE TO BEDROOM 1
- GROUND FLOOR WC
- GOOD SIZED LOUNGE
- STYLISH FITTED KITCHEN WITH DINING AREA
- GOOD SIZED REAR GARDEN
- DRIVEWAY FOR TWO CARS
- SITUATED NEAR TO AMENITIES
- MAJOR ROAD LINKS CLOSE BY

£280,000

Tel: 01633 212 666 **www.nuttallparker.com**

info@nutallparker.com  Offices at: 7 Baneswell Road, Newport NP20 4BP

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

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Sir Bartholomew Grove, NP26 3FX

Introduction

A superb opportunity to purchase this nearly-new Bellway-built semi detached family home situated in Magor, just minutes from excellent amenities and major road connections such as Magor Square and the M4 motorway.

The property is offered to the market in excellent cosmetic order and benefits from a lovely outlook to the rear, a real rarity with newbuild developments. Upon entering the property, the hallway leads off to a WC, a lounge and a stylish fitted kitchen with space for the dining table. Upstairs, the landing leads off to three bedrooms (bedroom 1 featuring an en-suite) plus family bathroom.

Outside, there is a double-length driveway to the side and a gate leading to an L-shape garden mainly laid to lawn

Lounge 14'10" max x 17'4" max (4.53 max x 5.29 max)

Kitchen 14'10" x 9'2" (4.52m x 2.79m)

WC 2'9" x 5'9" (0.86 x 1.77)

Bedroom 1 8'1" x 12'4" (2.48 x 3.76)

En-suite 8'2" x 3'10" (2.50 x 1.19)

Bedroom 2 8'2" x 10'3" (2.50 x 3.14)

Bedroom 3 8'2" x 8'7" (2.49 x 2.62)

Bathroom 6'3" x 5'7" (1.93 x 1.71)

Tenure

Freehold.

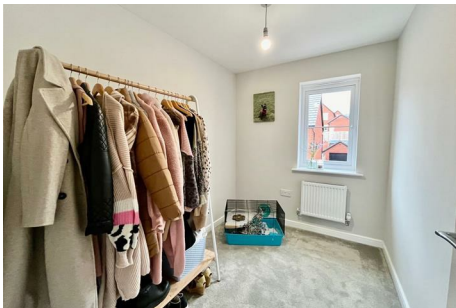
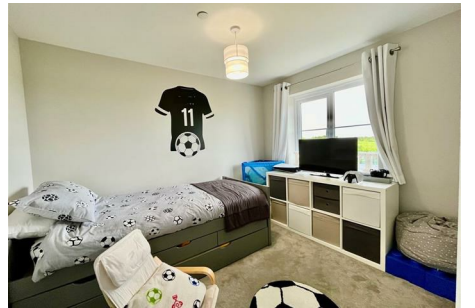
Council tax

Band D


Viewing

By prior appointment with vendors agents Nuttall Parker | James Douglas. Tel: 01633 212666.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>84</p>	<p>96</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p> 	

Environmental Impact (CO₂) Rating

	Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p> 