



UNDY

Guide price £420,000



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# 21 ROCKFIELD WAY

Undy, Caldicot, Monmouthshire NP26 3FD



Garage conversion offering flexibility  
Ideally located for commuting  
Viewing highly recommended

The villages of Magor and Undy, located near Caldicot in Monmouthshire are surrounded by picturesque countryside and the unique landscape of the Caldicot Levels, adjacent to the Severn Estuary. This tranquil setting offers easy access to the major cities of Cardiff and Bristol via motorway and rail, making it an ideal choice for those seeking a balance between rural living and urban accessibility.

Local amenities are plentiful, with two infant/junior schools in the area and a comprehensive school in nearby Caldicot. Healthcare needs are well catered for with a doctor's surgery in Magor and hospitals within easy reach in Chepstow and Newport. Magor Square serves as a central hub, hosting a variety of shops including a post office, while the nearby Caldicot shopping centre provides a pedestrian-friendly environment.

For recreation, Caldicot offers an active leisure centre complete with a swimming pool, and several highly regarded golf courses are scattered throughout the region. The area's rich history is celebrated in the medieval Caldicot Castle, surrounded by spacious grounds and a country park, all of which are freely accessible to local residents. This vibrant community, steeped in history and natural beauty, offers a rich and fulfilling lifestyle for residents.



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### KEY FEATURES

- Well-presented detached property
- 4 Bedrooms Ensuite to principal bedroom
- Superbly refitted kitchen with integrated appliances
- Sizeable reception room
- Off road parking for two cars
- Good sized tiered rear garden with sun terrace



# STEP INSIDE



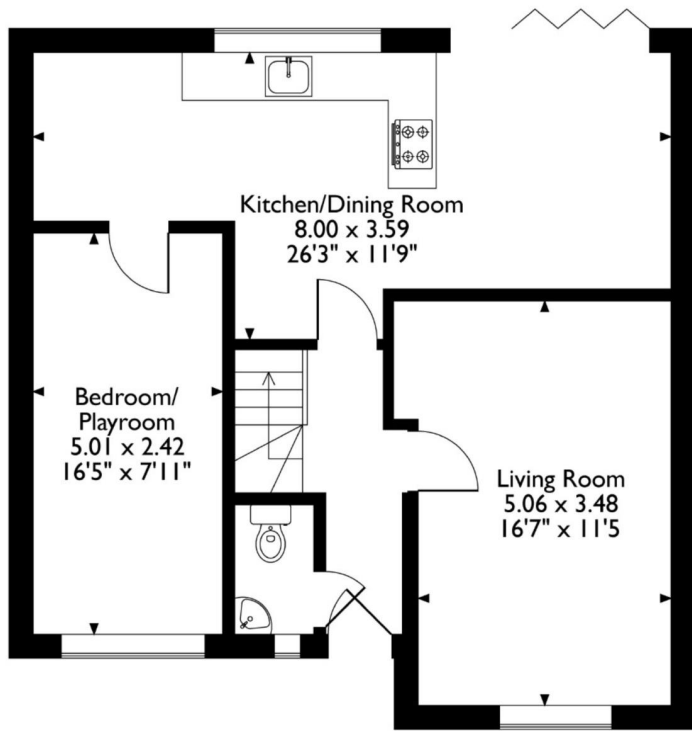
This immaculate four-bedroom detached property, nestled on the periphery of the highly sought-after area of Undy, offers an exceptional blend of modern comfort and convenience. Situated within easy reach of key distributor roads, this home provides seamless access to Cardiff, Bristol, and beyond, making it an ideal location for commuters. The property is beautifully presented throughout, showcasing contemporary decor that enhances the light and airy atmosphere.

As you enter, you're greeted by a bright and welcoming hallway, complemented by a convenient cloakroom.

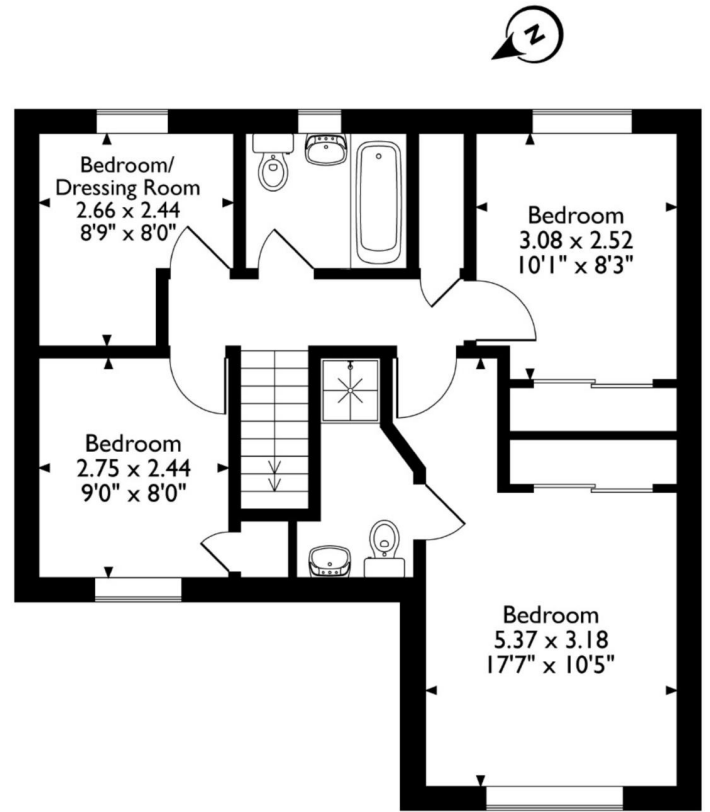
The spacious living room offers a comfortable and versatile front facing space for relaxation and family gatherings. The original garage has been thoughtfully converted into an additional reception room, creating a flexible, cosy and intimate setting, perfect for a home office, snug, or playroom.

The heart of the home is undoubtedly the recently updated kitchen with dedicated dining area, designed by Howdens, featuring bi-fold doors that seamlessly connect the indoor space to the outdoor patio, this area invites al fresco dining and social gatherings. The kitchen is equipped with high-end appliances comprising of an integrated Neff oven with microwave and five ring Lamona hob. There is also a Candy washer/dryer, and Bosch dishwasher. The Samsung American-style fridge/freezer is available by separate negotiation. A modern range of base and wall units are complimented by quartz worksurfaces and a charming Belfast sink. The added luxuries of underfloor heating and a built-in ceiling speaker system further elevate this space, making it the perfect blend of style and functionality. The central heating boiler has also been replaced.

## Approximate Gross Internal Area 114 Sq M/1227 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.

Upstairs, the property boasts four well-appointed bedrooms. The master suite is a highlight, complete with fitted wardrobes and a private en suite bathroom. The additional two double bedrooms offer ample space for family or guests, while the good-sized single room can easily serve as a nursery or study.

The re-fitted family bathroom, equipped with modern fixtures, serves these bedrooms, ensuring convenience and comfort. It is fitted with a white three-piece suite to include a freestanding, claw-footed bath.

# STEP OUTSIDE



The outdoor areas are equally impressive. The rear garden features a multi-level design, with an attractive top-tier sun terrace, ideal for dining or lounging, and a lower tier laid to lawn, perfect for children to play. A dedicated seating and barbecue area makes this garden an ideal space for summer entertainment. The front of the property offers parking for two vehicles alongside a low-maintenance gravel area, enhancing the home's curb appeal. The rear garden primarily faces south and there are elevated estuary views to the rear elevation.

## INFORMATION

Postcode: NP26 3FD  
Tenure: Freehold  
Tax Band: F  
Heating: Gas  
Drainage: Mains  
EPC: TBC





## 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 into Rockfield Grove and continuing up the hill turn right again into Rockfield Way, following the numbering to the top of the hill the property is located on the left-hand side.



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