



UNDY

Guide price **£390,000**



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22 ARLINGTON CLOSE

Undy, Caldicot, Monmouthshire NP26 3EF



Three double bedrooms
Re-fitted kitchen & bathroom
Enclosed South East facing rear gardens

This well-presented detached 3-bedroom property has been refurbished by the present owner. With a new bathroom and kitchen, re-decoration and carpets throughout plus a new sun terrace to the rear garden, it is located within a sought-after cul-de-sac, close to local amenities.

The delightful village square at Magor is the hub of the community and offers an array of bespoke shops, cafés, eateries and public houses, along with a supermarket, post office and doctors' surgery.

Undy Primary School is only a short distance from the property, as is the newly constructed community hub. The property is also ideally situated commuting, with junction 23A (M4 access) only a short distance away, along with a main rail line at Severn Tunnel Junction, Rogiet.



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KEY FEATURES

- Well-presented detached property
- Spacious reception rooms
- Off road parking for 3 cars plus garage
- Utility room and cloakroom
- Located close to local amenities and M4 access
- Viewing highly recommended



STEP INSIDE

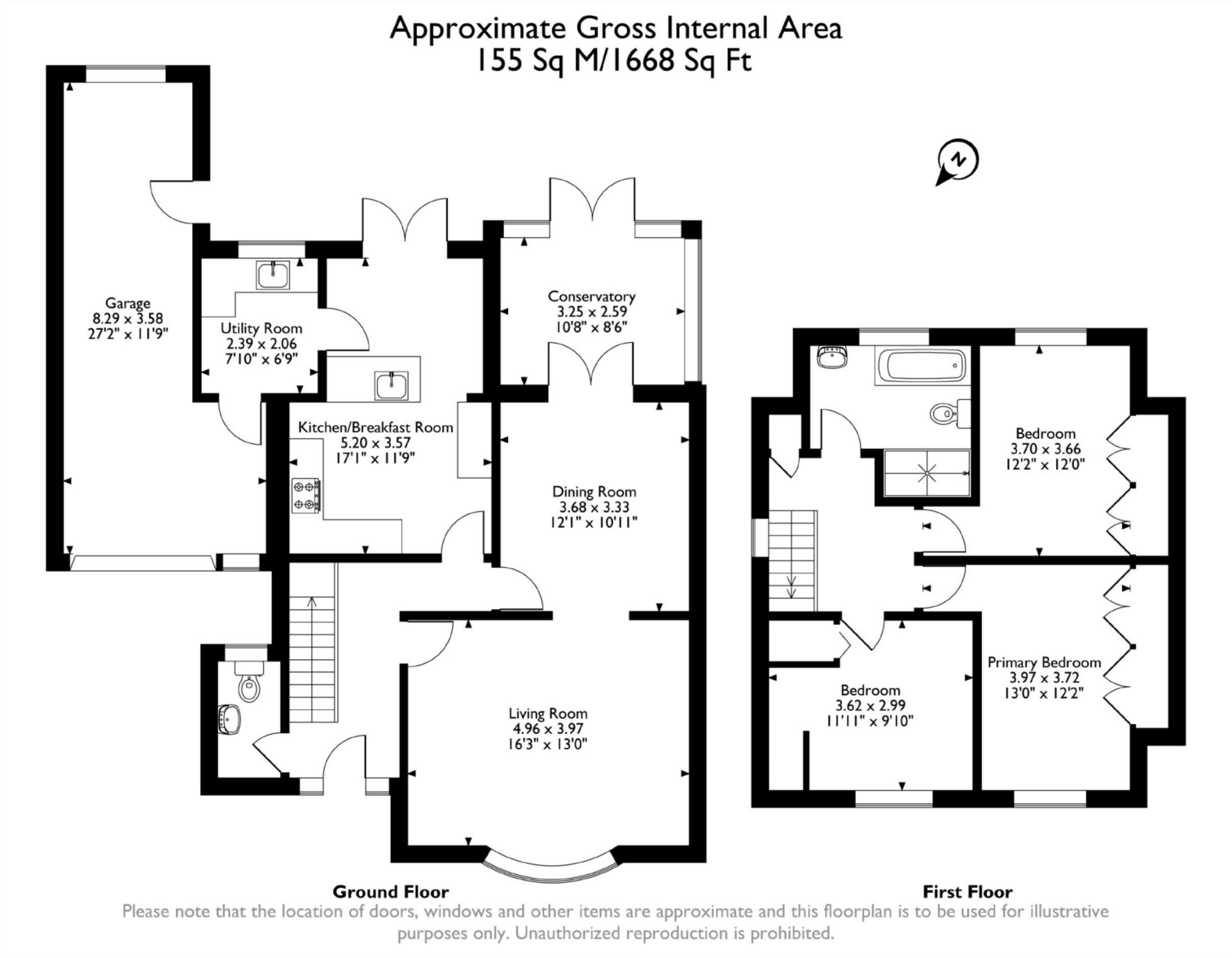


The front of the property welcomes you with a practical enclosed porch - perfect for storing coats, shoes, and everyday essentials. An internal door leads through to a spacious inner hallway, offering access to all ground floor rooms and a staircase to the first floor.

The ground floor cloakroom is stylishly fitted with a modern two-piece suite. At the front of the home, the living room is a generously proportioned reception space, ideal for flexible furniture layouts. A striking wood-burning stove, complete with an external flue, creates a charming focal point, while inset spotlights add a contemporary touch.

Flowing seamlessly from the living room, the dining area comfortably accommodates a full-sized table and continues into a versatile second reception room. This space, also finished with inset ceiling lights, leads directly into a bright and inviting sunroom. The sunroom provides extra living space and opens out onto the rear sun terrace, perfect for indoor-outdoor living.

The kitchen has been beautifully re-fitted with a comprehensive range of wall and base units, finished with sleek worktops and high-quality integrated appliances, including a dishwasher, two full-sized, integrated Neff 'Slide&Hide' ovens, five-ring gas hob, canopied extractor hood, and fridge-freezer. A fitted breakfast bar offers a convenient spot for informal dining or morning coffee. There's also a small additional space ideal for a breakfast table or small home office setup. French doors lead out to the garden, while an internal door opens to the utility room. The utility room complements the kitchen with matching units, an additional sink, and plumbing for laundry appliances. It also provides handy internal access to the garage.



Upon ascending to the first floor, you are welcomed by a bright and spacious landing area, enhanced by a window that allows natural light to flow in. The landing also provides access to the loft via a fitted ladder and includes a built-in cupboard housing the boiler for added convenience.

All three bedrooms are accessible from the landing, each generously sized to comfortably accommodate a double bed. Two of the bedrooms are front-facing, while the third is positioned at the rear of the property. The rear bedroom enjoys far-reaching views of the estuary. Additionally, two of the rooms are equipped with practical fitted furniture, including wardrobes and drawers, offering ample storage solutions.

The family bathroom is impressively spacious and has been refitted with a contemporary four-piece suite. This includes a bath and an oversized shower enclosure featuring a rain shower, blending functionality with modern style.

STEP OUTSIDE



To the front, the property features off-road parking for up to three vehicles via a driveway leading to an oversized single garage, which also offers internal access to the utility room. The front garden is neatly landscaped with a well-kept lawn, charming flower borders, and a low-level boundary wall.

The south-east facing rear garden enjoys plenty of natural light and boasts a newly laid sun terrace - perfect for relaxing - alongside a neat lawn, decorative slate borders, secure fencing, a handy garden shed, and rear access to the garage.

AGENT'S NOTE:

All three bedrooms are fitted with perfect fit blackout/thermal-resistant window blinds. The upstairs landing, upstairs bathroom and downstairs utility room windows are also fitted with perfect fit venetian-style blinds. All doors and windows (except the kitchen french doors and dining room French doors/sunroom) have been fully replaced with new PVC type.

INFORMATION

Postcode: NP26 3EF
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: D





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 turn left into Arlington Close where the property is situated within the left-hand cul-de-sac.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.