



UNDY

Guide price **£495,000**



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To book a viewing call 01291 626262

FAIRFIELD

Undy, Caldicot, Monmouthshire NP26 3FL



Extended and reconfigured to provide spacious flexible accommodation
Stunning family room with bi-fold doors and garden access
Well located for commuting - M4 close by

Fairfield is located approximately 2 miles from Junction 23a of the M4 for those wishing to commute, and within a short distance of the local primary school.

The beautiful village square at Magor provides a range of local amenities to include bespoke shops and cafes, a selection of restaurants, doctors' surgery and post office.

The property is within easy reach of the towns of Caldicot and Chepstow and indeed the city of Newport where more comprehensive facilities can be found. There are extended shopping opportunities located at Cardiff, and Bristol which is situated just across the water.

The property comprises of a spacious four-bedroom semi-detached house, which has been extended and reconfigured to provide the most beautiful well-proportioned family home. The property benefits from off road parking for four cars, an oversized garage and delightful low maintenance gardens.

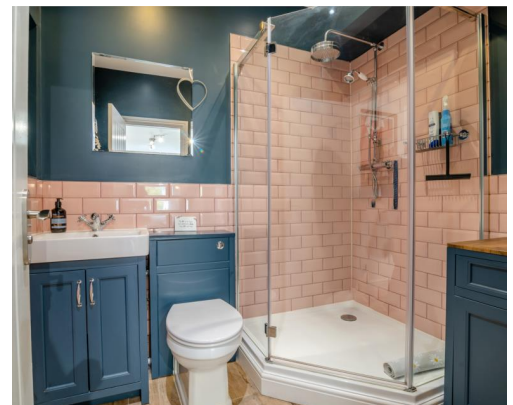


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KEY FEATURES

- Immaculately presented semi-detached property
- 4 bedrooms
- Study - Ideal for home working
- Beautifully presented low maintenance gardens
- Private driveway for 4 cars plus an oversized garage
- Viewing highly recommended



STEP INSIDE



Entering this impressive home through an elegant arched entrance, you are welcomed into a bright and inviting reception area, which features a staircase to the first floor and doors leading to the main living spaces. A key highlight throughout much of the ground floor is the rich oak flooring, which adds warmth and character, while most windows are fitted with bespoke blinds or shutters that will remain with the property, offering both style and practicality.

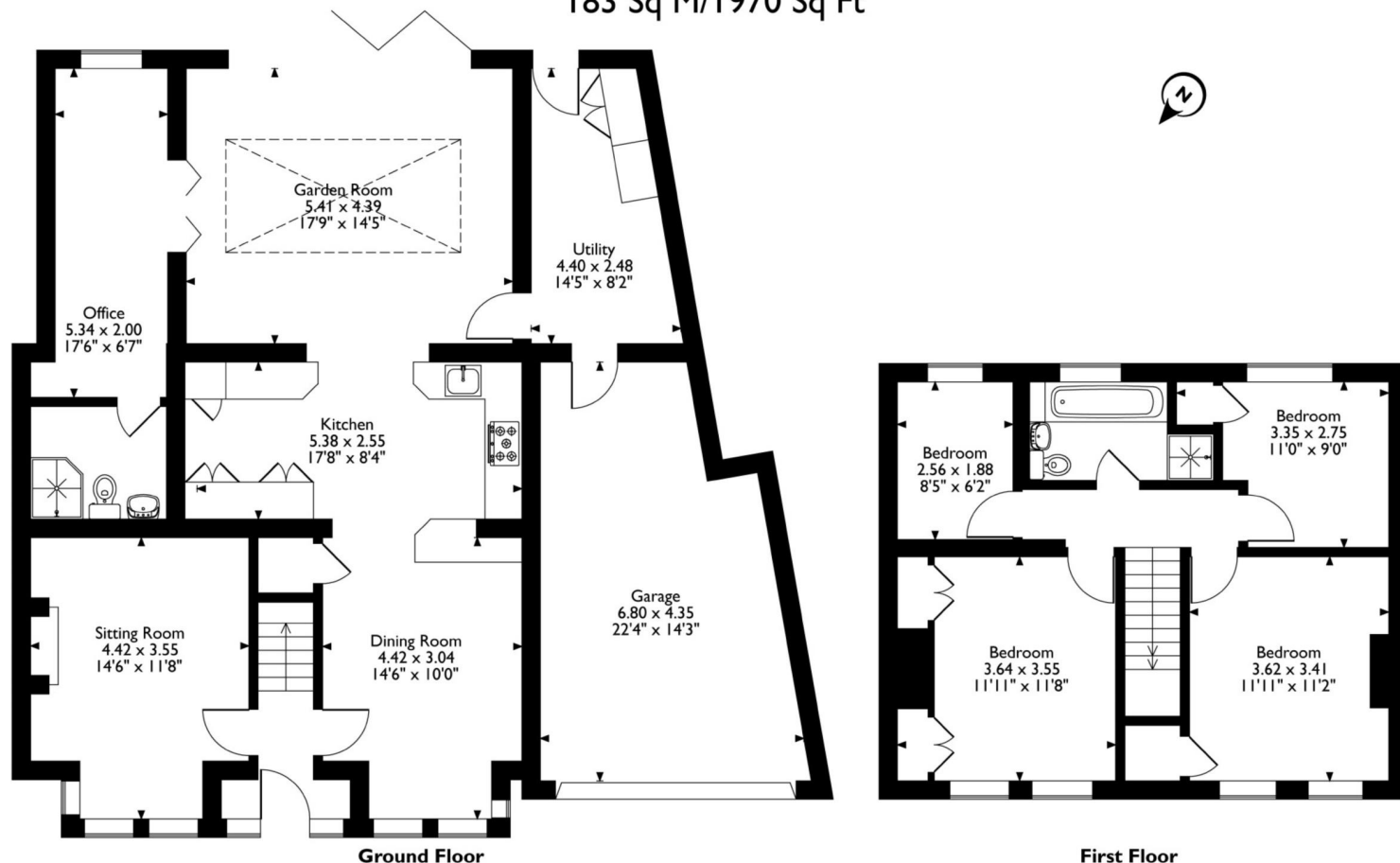
The living room provides a cosy and intimate retreat, with a front-facing window that draws in natural light and a charming feature fireplace with a tiled hearth serving as a focal point - ideal for relaxing evenings.

Beyond this, the heart of the home lies in the stunning open-plan kitchen, dining, and family room. This expansive, acoustically balanced space has been thoughtfully designed to support modern family living.

The dedicated dining area at the front complements the beautifully refitted kitchen, which boasts a comprehensive range of base and wall units, granite worktops, and a breakfast bar perfect for casual dining. Integrated appliances include dual fridge freezers, a dishwasher, and a Rangemaster five-burner range cooker will also remain in situ, all centred around a sleek Franke sink - marrying style with functionality.

Flowing effortlessly from the kitchen is a striking family room, an exceptional space flooded with natural light thanks to a large roof lantern and bi-fold doors that open directly onto the rear garden. This room offers flexible reception space, equally suited for entertaining or relaxed day-to-day living, and is finished with the same high-quality oak flooring for visual continuity.

Approximate Gross Internal Area 183 Sq M/1970 Sq Ft



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.

From the family room, access is provided to a generous utility room, which is fully equipped with ample storage, utility plumbing, and convenient access to both the rear garden and the integral garage. Louvre doors lead to a dedicated study, offering an ideal workspace for those working remotely. Adjacent to the study is a beautifully appointed ground floor shower room, fitted with a modern three-piece suite, including an oversized rain shower within a glazed cubicle. A coordinating cabinet is included and will remain in place, adding to the room's polished, practical appeal.

Ascending to the first floor, a spacious and well-lit landing provides access to all bedrooms and the family bathroom. This thoughtfully designed upper level caters to both comfort and practicality, offering a versatile layout ideal for modern family living.

The principal bedroom is a generously proportioned double room positioned to the front of the property. It benefits from dual acoustic windows, ensuring peace and quiet, as well as two built-in storage cupboards and ample space for additional furniture configurations. Bedroom two, also front-facing, mirrors the sense of space with dual windows and integrated storage, making it an excellent option for guests or family members.

Bedroom three enjoys pleasant views over the rear garden and accommodates a double bed, with additional built-in storage enhancing its usability. Bedroom four, currently used as a dressing room, presents a flexible space that would function well as a single bedroom, nursery, or home office. This rear-facing room also features free standing wardrobes, which are available by separate negotiation.

Completing the first floor is a beautifully refitted family bathroom, designed to offer a calming retreat. This naturally lit space is finished to a high standard and features a modern four-piece suite in white, including a separate shower enclosure and bath.

STEP OUTSIDE



The property boasts a generous cobbled paviour driveway to the front, offering ample off-road parking for 4 cars, while enhancing the home's attractive curb appeal. The front garden features a well-maintained lawn bordered with a variety of established plants and shrubs. A central ornamental tree serves as a striking focal point, offering both aesthetic charm and a degree of privacy to the frontage.

A notable feature of the property is the oversized single garage, equipped with an electric up-and-over door. The garage also houses the central heating boiler - replaced a few years back for added efficiency - and offers convenient internal access to the adjoining utility room, enhancing the practicality of the layout.

To the rear, the garden enjoys a desirable south-easterly orientation, ensuring plenty of natural light throughout the day. Designed with ease of upkeep in mind, the space is fully enclosed with timber fencing and includes an attractive paved sun terrace - perfect for outdoor dining and relaxation. Bi-fold doors from the family room open directly onto this inviting area, creating a seamless indoor-outdoor flow ideal for entertaining family and friends.

INFORMATION

Postcode: NP26 3FL

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





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 the property is located on the left-hand side just prior to Tudor Court.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)	70	
D (55-68)		
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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