



MAGOR

Guide price **£360,000**



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8 SYCAMORE TERRACE

Magor, Caldicot, Monmouthshire NP26 3ET



3 Spacious bedrooms

Walking distance of local amenities

Enclosed garden with outbuilding offering home office options

This well presented, end of terrace 3-bedroom property offers a blend of modern comfort and space for family living. The property also offers spacious refurbished and extended accommodation, with sizeable reception space, space to work from home, three good sized bedrooms and a refitted bathroom. Other features include, off road parking for two cars, low maintenance gardens and a useful out building in the rear garden, ideal for a gym, home office etc.

The surrounding area of Undy and Magor provides a peaceful and picturesque setting, ideal for those seeking tranquillity. The property is ideally situated for local schooling and commuting, with junction 23A (M4 access) only a short distance away.

The delightful village square at Magor is just a short stroll away and is the hub of the community and offers an array of bespoke shops, cafes, 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.



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KEY FEATURES

- Charming end of terrace cottage
- Extended accommodation
- Superb kitchen/living room/dining area
- 2 additional reception rooms
- Off road parking
- Ideally located for M4 commuting



STEP INSIDE



This delightful end-of-terrace cottage exudes charm and character throughout, having been thoughtfully refurbished by the current owners. Enhanced by a well-proportioned ground floor extension, the home offers generous living spaces while retaining its warm and inviting atmosphere. Perfectly positioned within walking distance of Magor's picturesque village square, and with a communal play area to the rear, it presents an ideal setting for families.

Upon entering, a welcoming reception area leads to a cosy front-facing sitting room - an inviting winter retreat centred around a beautiful brick fireplace.

The true heart of the home is the open-plan living space, which flows effortlessly into the extended kitchen and dining area.

The kitchen is fitted with a stylish range of units and features a central island, a 6-burner range cooker (included), a wine fridge, and space for a full-sized dining table. The American fridge freezer is available by separate negotiation. Bi-fold doors open directly to the garden, perfect for blending indoor and outdoor living.

The adjoining living room boasts a charming wood-burning stove, while a dedicated study - accessed from this space - provides the perfect environment for working from home. Four Velux roof lights flood the extension with natural light, creating a bright and airy atmosphere.

Additional conveniences include a utility cupboard with plumbing and a ground-floor cloakroom fitted with a two-piece suite.

Approximate Gross Internal Area
 Main House = 116 Sq M/1249 Sq Ft
 Outbuilding = 12 Sq M/129 Sq Ft
 Total = 128 Sq M/1378 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.

Upstairs, the property offers three well-proportioned bedrooms.

The principal bedroom is a generous front-facing double with an ornate fireplace and views of Magor Church.

The second double bedroom rear facing room, also featuring an ornate fireplace, overlooks the communal park and woodland beyond.

The third bedroom is equally well-sized, sharing the same pleasant front aspect of the principal room.

The modern family bathroom has been beautifully re-fitted with a crisp white three-piece suite, including a bath with rain shower over.

STEP OUTSIDE



The front approach to the property exudes charm and practicality, offering off-road parking for a minimum of two vehicles. The front lawn houses a magnificent Christmas tree taking pride of place as a year-round focal point. Discreet gated access to the side elevation ensures seamless connectivity to the rear gardens.

To the side and rear, the grounds have been arranged for ease of maintenance, combining decorative stone chippings with paved terraces perfect for alfresco dining or relaxed outdoor entertaining. The gardens enjoy a good degree of privacy, creating a tranquil retreat from everyday life.

A notable feature is the detached outbuilding, a versatile and well-presented space currently serving as a gym. With lighting, power, natural daylight, and open attic storage, it offers endless possibilities from a dedicated home office or therapy room to a creative studio.

Enhancing the setting further are attractive wooden planters, thoughtfully positioned and included with the property, along with the convenience of an external water supply.

INFORMATION

Postcode: NP26 3ET
Tenure: Freehold
Tax Band: D
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 pass the entrance to Manor Chase on the right-hand side and continue also passing right hand turnings to Vinegar Hill. Continue and take a left turn into Magor Square, at the roundabout turn left and proceed into Sycamore Terrace, where the property can be found on the left-hand side. There is a car park on the right-hand side just prior to the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		71	81
EU Directive 2002/91/EC			

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 caldicot@archerandco.com
 www.archerandco.com



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