



UNDY

Guide price **£230,000**



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To book a viewing call 01291 626262

16 ROCKFIELD GROVE

Undy, Caldicot, Monmouthshire NP263FB



Offered for sale with the benefit of no onward chain
2 dedicated parking spaces
Redecorated throughout

This well presented, mid link 2-bedroom property offers a blend of modern comfort, with the potential for investment. The property is being offered for sale with the full benefit of no onward chain and is located within the popular Rockfield development on the entrance to Undy. Other benefits are off road parking for two cars and enclosed rear gardens. The property has recently been redecorated throughout and the kitchen has been re-fitted.

The surrounding area of Undy and Magor provides a convenient setting. 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 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.

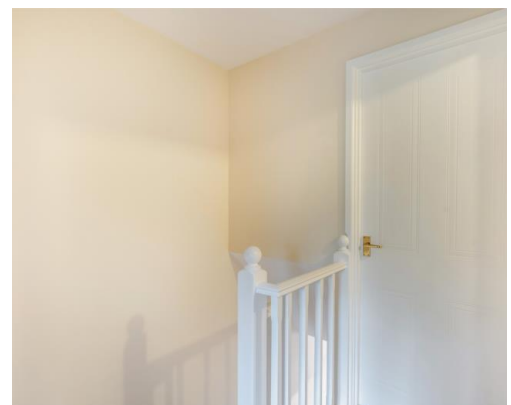


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KEY FEATURES

- Well-presented mid link property
- 2 bedrooms
- Spacious reception room
- Refitted kitchen
- Enclosed rear gardens
- Great first purchase or investment property



STEP INSIDE

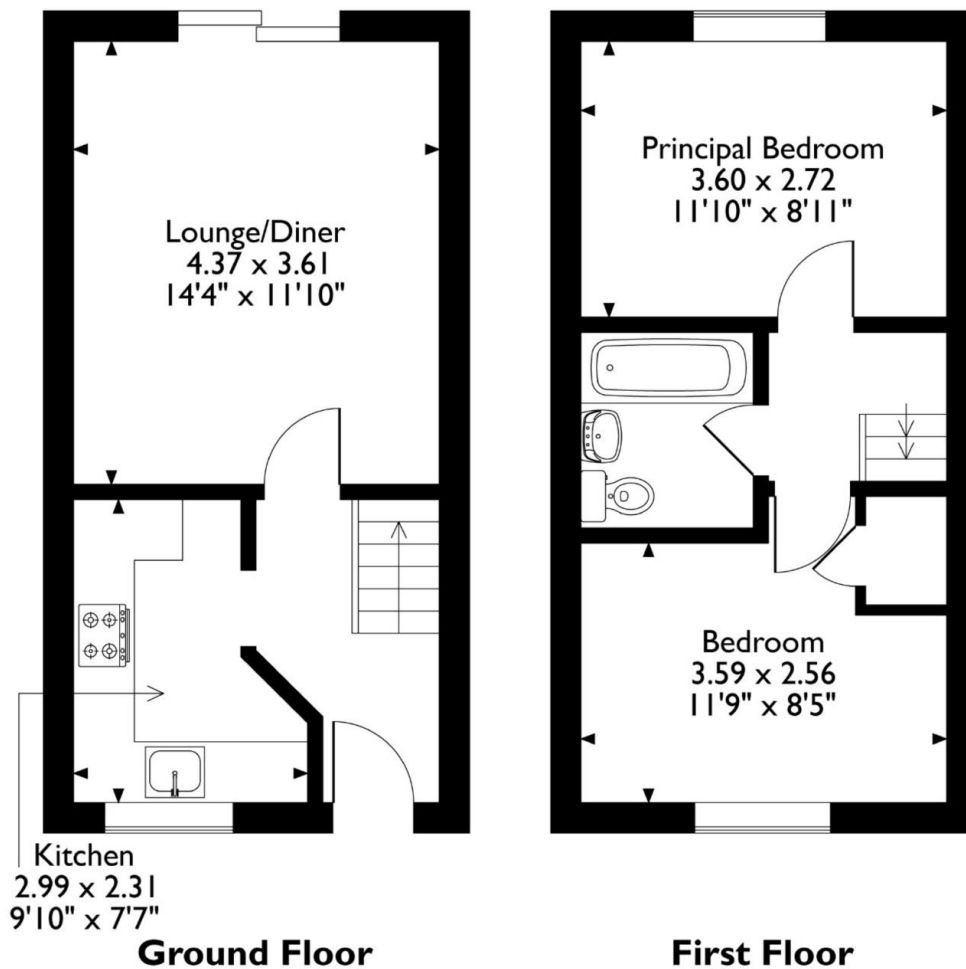


Stepping through the front door, you're welcomed into the reception hallway with direct access to the newly refitted kitchen and the main living space.

The kitchen, positioned to the front of the property, is fitted with a modern range of wall and base units, an integrated oven with four-ring hob, and a cooker hood, all enhanced by natural light from the front-facing window.

At the rear, the spacious living room is designed for versatility, comfortably accommodating both lounge furniture and a dining area if required. Patio doors open straight out onto the garden, creating a seamless indoor-outdoor flow - perfect for entertaining or simply enjoying the outlook.

Approximate Gross Internal Area 54 Sq M/582 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, new carpets run across the staircase, landing, and both bedrooms, adding a fresh and inviting finish.

Each bedroom is well-proportioned to fit a double bed, with the rear bedroom enjoying garden views and the front bedroom featuring a handy over-stairs cupboard that houses the central heating boiler.

Completing the first floor is a neatly presented bathroom, fitted with a three-piece suite including a panelled bath with shower attachment.

STEP OUTSIDE



To the front, the property benefits from two dedicated parking spaces for easy convenience.

At the rear, a small paved sun terrace provides the perfect spot for relaxing outdoors, while secure fencing encloses the garden on all sides. The garden itself has been cleared, offering a true blank canvas for landscaping or personal touches, with a few established shrubs adding a touch of greenery.

INFORMATION

Postcode: NP263FB
Tenure: Freehold
Tax Band: C
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 take a right turn into Rockfield Grove and continuing up the hill the property can be found set back on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		90
B (81-91)		
C (69-80)	76	
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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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.