



UNDY

Guide price **£330,000**



 ARCHER & CO

www.archerandco.com

To book a viewing call 01291 626262

25 SIR BARTHOLOMEW GROVE

Undy, Caldicot, NP26 3FX NP26 3FX



Well enclosed rear garden
Off Road parking and garage
Close to M4 access and local rail network

The location of Sir Bartholomew Grove combines peaceful village living with excellent connectivity. Undy/Magor offers a range of amenities including a village shop and primary school. Nearby transport links such as the Severn Tunnel Junction rail station and the M4 motorway via Magor - provide convenient access to both Cardiff and Bristol, making this home a superb choice for commuters and families alike.

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.

Nestled in the charming village of Undy this 3-bedroom detached home benefits from off road parking and a garage. There is a sizeable rear facing kitchen with built in appliances and a dedicated dining area, ensuite to the principal bedroom and a well enclosed south easterly facing rear gardens.



Guide price
£330,000



KEY FEATURES

- Well-presented detached property
- 3 bedrooms
- Ensuite to principal bedroom
- Sizeable kitchen with dining area
- Ground floor cloakroom
- Viewing recommended



STEP INSIDE

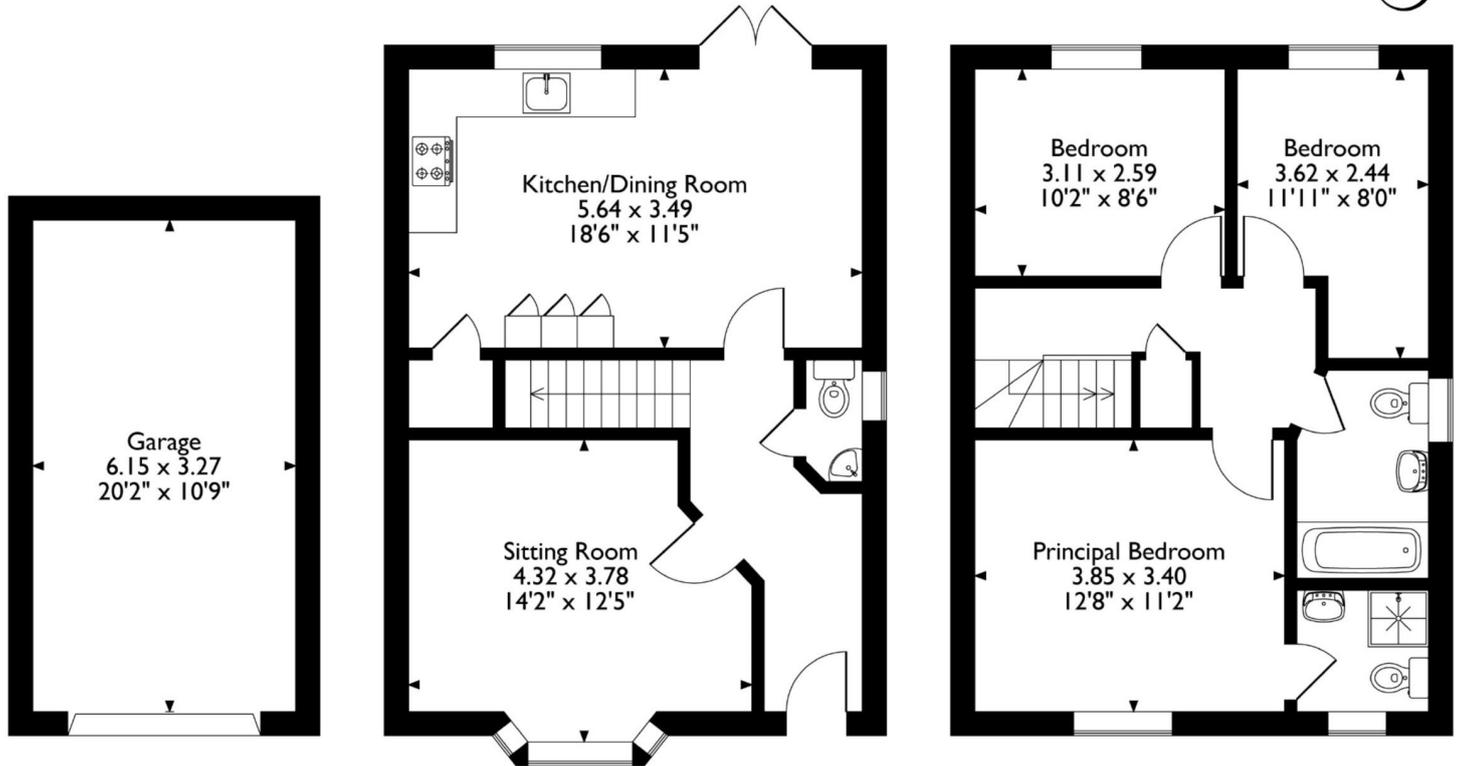


On entering through the front door, you're welcomed into a bright reception hallway with access to all ground floor rooms and stairs rising to the first floor. A modern cloakroom with a white two-piece suite sits neatly off the hall.

To the front, a generous reception room offers flexible space for a variety of furniture layouts, while to the rear, the kitchen truly forms the heart of the home.

Here you'll find a dedicated dining area, French doors opening to the sun terrace, and a stylish range of fitted units with integrated appliances including a double oven, hob with cooker hood, fridge-freezer, dishwasher, and washing machine. The central heating boiler is discreetly tucked away, and there's a handy under-stairs cupboard plus garden views from the rear-facing window.

Approximate Gross Internal Area
 Main House = 91 Sq M/ 979 Sq Ft
 Garage = 20 Sq M/ 215 Sq Ft
 Total = 111 Sq M/ 1194 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 landing provides access to all rooms, along with a loft point and further storage.

The principal bedroom is a spacious front-facing double, complete with an ensuite shower room finished in a modern white suite.

A second double bedroom enjoys elevated views across the garden and out towards the Severn Estuary, while the third bedroom - also rear-facing - offers the perfect single room or ideal home office.

Completing the layout is a well-proportioned family bathroom with a white three-piece suite, including a panelled bath and a frosted side window bringing in natural light.

STEP OUTSIDE



Step outside and you'll find private parking for two vehicles, leading directly to the garage and a handy pedestrian gate into the garden. The rear garden, with its sunny south-easterly aspect, is fully enclosed for privacy and arranged over lawned tiers, providing a versatile blank canvas for landscaping or personal touches. A small paved sun terrace completes the space - perfect for morning coffee.

AGENTS NOTE: There is an annual site maintenance charge of approx. £103 annually.

INFORMATION

Postcode: NP26 3FX
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: B



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 the first turning right into Pankhurst Drive and right into Sir Bartholomew Grove, follow the road and take a left turn where the property is located on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92-100)	A	84	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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.