



MAGOR

Guide price **£280,000**



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# ADELPHI, WEST END

Adelphi, West End, Monmouthshire NP26 3HT



3 Bedrooms

Off road parking for up to 3 cars

Ideally located for M4 commuting

Nestled within walking distance from Magor's vibrant village square, this detached property enjoys a great location for local amenities, with excellent road connections and easy access to the M4 (junction 23A).

The delightful village square at Magor is the hub of the community and is within walking distance 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.

The property itself is approximately 14 years, and comprises of 3 bedrooms, a spacious reception room, kitchen with dedicated dining area, bathroom and ground floor cloakroom. Externally the property benefits off road parking for up to 4 cars and a well enclosed rear garden.





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### KEY FEATURES

- Detached Property
- Sizeable living room
- Ideal starter home
- Open plan kitchen with dining area
- Enclosed rear garden
- Close to local amenities and primary schooling



# STEP INSIDE



Upon entering the property, the front entrance opens into a welcoming reception area, providing access to the cloakroom fitted with a modern two-piece white suite and the spacious living room. The living room is a generously sized reception space, featuring a front-facing window, laminate flooring, and ample flexibility for a variety of furniture layouts. Stairs rise to the first floor, and there is an open access through to the kitchen.

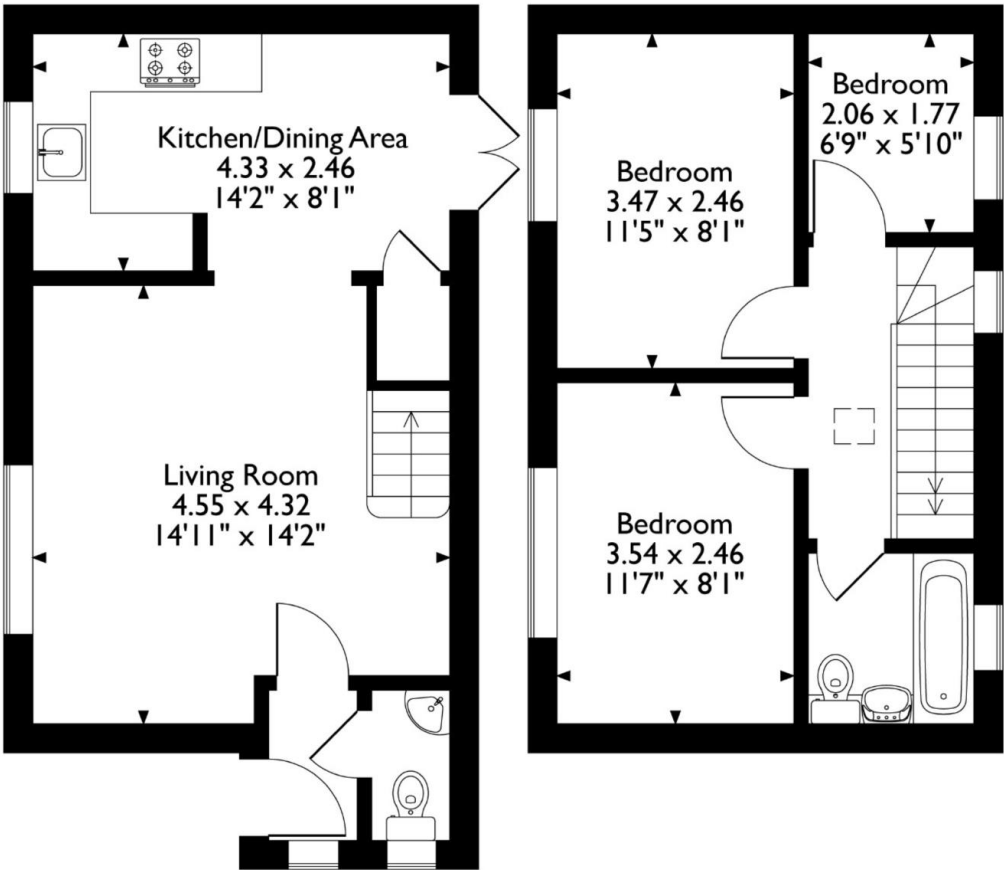
The kitchen is fitted with a range of wall and base units complemented by wood-effect work surfaces, along with an integrated oven and hob. A front-facing window provides natural light, with additional features including inset spot lighting, a wall-mounted central heating boiler, and plumbing for utilities. There is also space to accommodate a small dining table if desired. French doors open directly onto the rear garden sun terrace, and a useful understairs storage cupboard is also provided.

To the first floor, a landing gives access to three bedrooms and the family bathroom. Bedroom one is a front-facing double room, while bedroom two, also front-facing, is well-proportioned and benefits from a fitted triple wardrobe offering excellent storage. Bedroom three is a single room, ideally suited as a nursery or home office.

The bathroom is fitted with a contemporary white suite, comprising a panelled bath with shower over, wash basin with storage beneath, and a low-level WC.



Approximate Gross Internal Area  
64 Sq M/689 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.

# STEP OUTSIDE



The property offers generous off-road parking to the front, accommodating up to four vehicles. To the rear, the garden is enclosed with fencing and enjoys a desirable south-easterly aspect. It features a paved sun terrace, ideal for outdoor seating, along with a lawned area. Please note that a railway line is situated beyond the rear boundary.

#### AGENTS NOTE:

There is a rail track to the rear of the property.  
We are advised that the property is timber framed.

## INFORMATION

Postcode: NP26 3HT  
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, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the entrance to Manor Chase and Vinegar Hill on the right-hand and the Community Hwb on the left. Turn left signposted Magor Square and at the mini roundabout take the second-hand turn and immediately left into Magor Square. At the t-junction proceed straight over into West End and the property can be found after a short distance on the left-hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	82
(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



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