



UNDY

Guide price £315,000



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58 ST. ANNES CRESCENT

58 St. Annes Crescent, Caldicot, Monmouthshire NP263PL



3 bedrooms

Enclosed south westerly facing rear garden

Garage and off-road parking for 3 cars

This well presented, extended semi-detached 3-bedroom property offers a blend of modern comfort and space for family living. The property offers spacious refurbished and extended accommodation, with sizeable reception space, a beautifully refitted kitchen with a full range of integrated appliances, three good sized bedrooms and a refitted bathroom, along with a conservatory. Other features include, off road parking for three cars plus a garage with electric door and low maintenance south westerly facing gardens.

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

- Extended semi-detached property
- Well-presented throughout
- Conservatory
- Superb refitted kitchen with integrated appliances
- Refitted bathroom
- Close to local amenities and M4 access



STEP INSIDE



Entering through the front door, you're welcomed into a reception area with access to the living room and stairs rising to the first floor. The living room is a generous and inviting space, large enough to accommodate various furniture layouts. A front-facing window floods the room with natural light, complemented by attractive wall panelling. An archway opens into the dedicated dining area, creating a lovely sense of flow.

Together, the living room, dining area, and kitchen form an L-shaped open-plan layout, perfect for modern living. The refitted kitchen features a stunning range of high-gloss units with integrated appliances, including a built-in coffee machine, microwave, oven and grill, 5-burner hob, Neff extractor, dishwasher, and a wine fridge. Underfloor heating extends through the kitchen, inner lobby, and cloakroom for year-round comfort. Two rear-facing windows overlook the garden, and there's a door from the dining area leading to the conservatory.

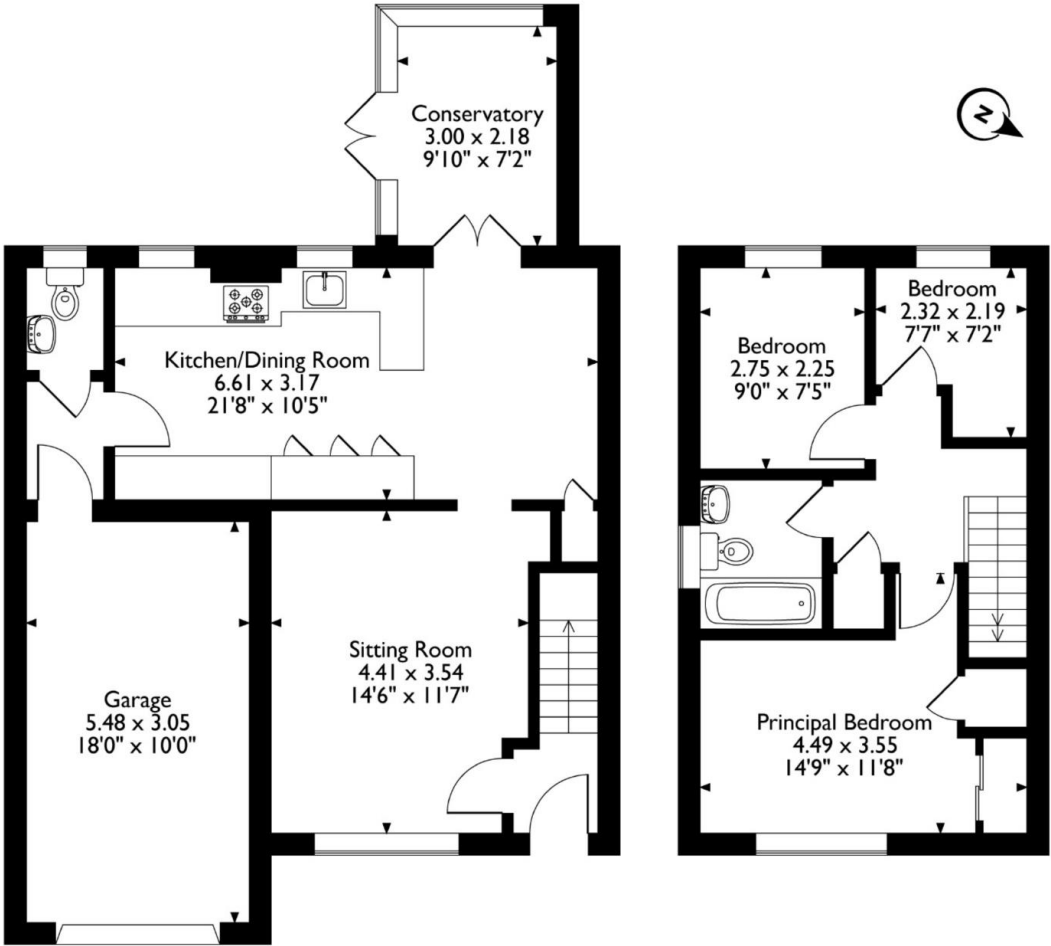
The integrated speaker system serves the kitchen, dining area, and even the external soffits, ideal for entertaining.

The inner lobby provides internal access to the garage and a cloakroom, fitted with a modern two-piece suite, whilst the conservatory offers an additional versatile reception space, perfect as a sunroom, playroom, or home office, and enjoys lovely views over the rear garden with direct access outside.

Ascending to the first floor, the landing provides access to all rooms. Bedroom one is a front-facing double featuring mirror-fronted fitted wardrobes and over-stairs storage. Bedroom two is another double room overlooking the rear garden, while bedroom three, a single, also enjoys a garden outlook and would make an ideal home office.

The modern family bathroom has been beautifully refitted with a contemporary three-piece suite, including a panelled bath with rainfall shower over. The space is fully tiled and features inset lighting.

Approximate Gross Internal Area
106 Sq M/1141 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



Stepping outside, the property features two driveways providing parking for up to three vehicles. The garage is equipped with an electric door, power and lighting, and houses the central heating boiler, with convenient internal access to the inner lobby.

To the rear, the garden enjoys a sunny south-westerly aspect and has been designed for low maintenance, featuring artificial lawn, a paved sun terrace, and a built-in BBQ area perfect for outdoor entertaining. The space is enclosed by fencing, offering a high degree of privacy.

INFORMATION

Postcode: NP263PL
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 turn left into Church Road and right into St Annes Cres, follow the road bearing left and turn right at the bottom where the property is located in the right-hand corner.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
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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