



UNDY

Guide price **£390,000**



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5 MILL COMMON

Undy, Caldicot, Monmouthshire NP263JH



No onward chain
4 bedrooms
Sizeable conservatory

The villages of Magor and Undy, located near Caldicot in Monmouthshire are surrounded by picturesque countryside and the unique landscape of the Caldicot Levels, adjacent to the Severn Estuary. This tranquil setting offers easy access to the major cities of Cardiff and Bristol via motorway and rail, making it an ideal choice for those seeking a balance between rural living and urban accessibility.

Local amenities are plentiful, with infant/junior schools in the area, and a comprehensive school in nearby Caldicot. Healthcare needs are well catered for with a doctor's surgery in Magor and hospitals within easy reach in Chepstow and Newport. Magor Square serves as a central hub, hosting a variety of shops including a post office, while the nearby Caldicot shopping centre provides a pedestrian-friendly environment.

For recreation, Caldicot offers an active leisure centre complete with a swimming pool, and several highly regarded golf courses are scattered throughout the region. The area's rich history is celebrated in the medieval Caldicot Castle, surrounded by spacious grounds and a country park, all of which are freely accessible to local residents. This vibrant community, steeped in history and natural beauty, offers a rich and fulfilling lifestyle for residents.



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KEY FEATURES

- Spacious detached property
- 2 reception rooms
- Off road parking for 2 cars
- Low maintenance South Westerly facing rear gardens
- Well located for M4 commuting
- Convenient for local amenities and schooling



STEP INSIDE



The front entrance opens into a welcoming reception hallway, with access to all principal rooms, including a cloakroom fitted with a modern two-piece suite.

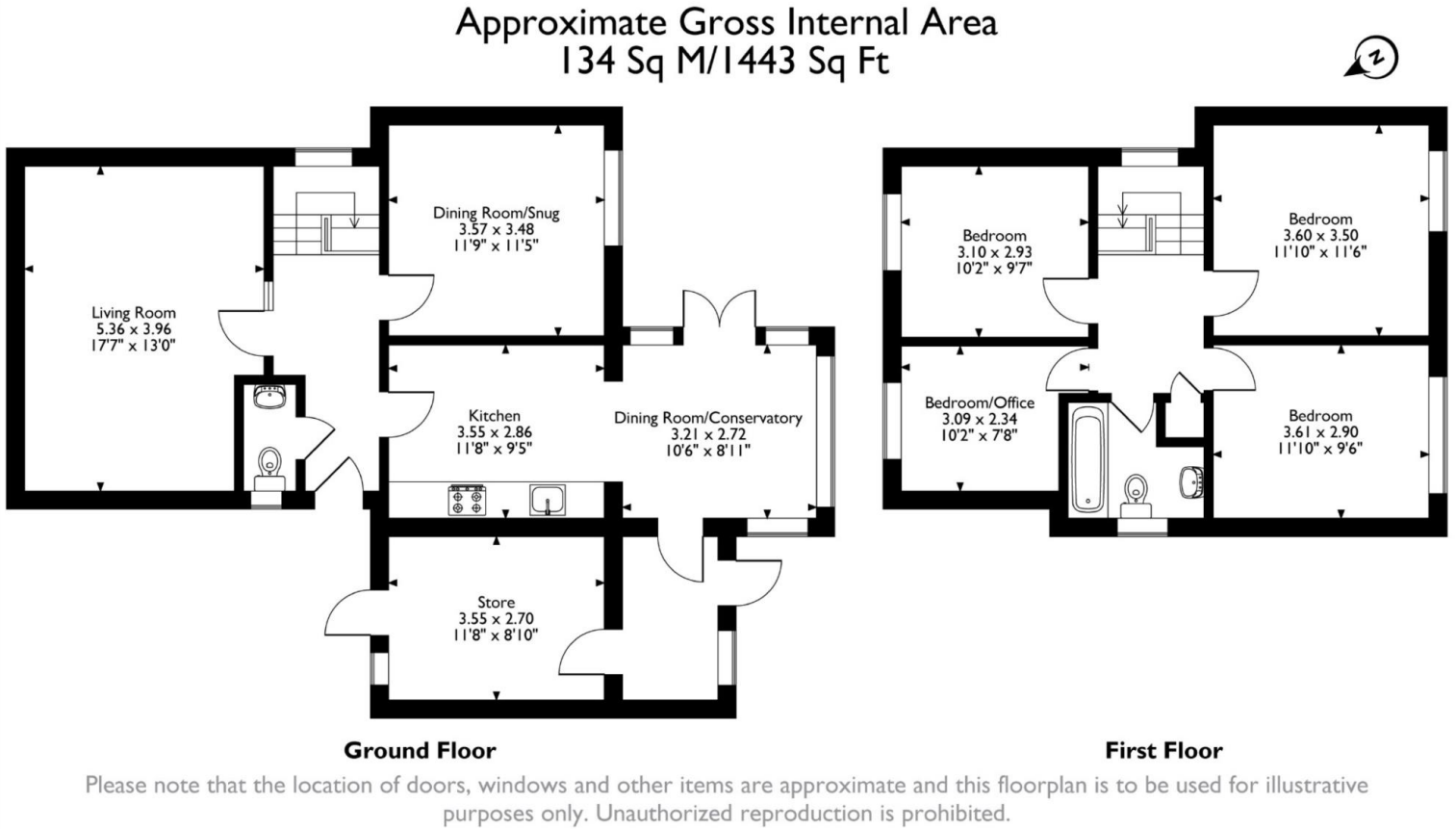
The spacious living room is front-facing, offering ample space for a variety of furniture layouts.

The second reception room, originally designed as a dining room and currently used as a sitting area, features attractive flooring and a rear-facing window overlooking the garden, making it a versatile and inviting space.

The kitchen, situated to the rear of the property, is fitted with a range of wall and base units providing excellent storage. It includes a five-burner Rangemaster 110 Range with extractor fan over, plumbing for a dishwasher, and a ceramic tiled floor. The kitchen opens seamlessly into the conservatory, where the tiled flooring continues, creating a bright and cohesive living area.

The conservatory enjoys pleasant views of the rear garden, with French doors leading directly to the sun terrace.

The original garage has been partially converted, with the rear section offering a practical hobby room or study - ideal for home working - benefiting from ceramic flooring and a rear-facing window. The front portion of the garage remains as a useful storage area, accessible from both the interior and the front driveway.



A turned staircase leads to the first-floor landing, illuminated by a large window.

Doors open to four well-proportioned bedrooms and the family bathroom.

The central heating boiler, replaced approximately two years ago, is housed within a convenient cupboard on the landing.

Three of the four bedrooms comfortably accommodate double beds, with the rear-facing rooms enjoying attractive views over the garden.

The principal bedroom includes a range of fitted furniture that will remain in situ, while bedroom four provides a flexible space, ideal as a single room or home office.

The family bathroom comprises a three-piece suite, including a panelled bath with a Triton shower over.

STEP OUTSIDE



Externally, the property benefits from parking for two vehicles and a garage, which has been partially converted but could easily be reinstated if desired. The front garden is low maintenance, featuring established borders and an outdoor water tap. To the rear, the tiered garden enjoys a desirable south-westerly aspect, designed for ease of upkeep with a paved sun terrace and attractive slate features. The area is well enclosed by fencing for added privacy and includes a charming wooden pergola. A summerhouse and garden sheds are also included in the sale.

AGENTS NOTE:

The vendor has recently purchased the Freehold; the title register is yet to reflect this.

INFORMATION

Postcode: NP263JH
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: D





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, proceed for a short distance and turn right into Pennyfarthing Lane and left into Mill Common where the property is located on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	64	75
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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