



## DIRECTIONS

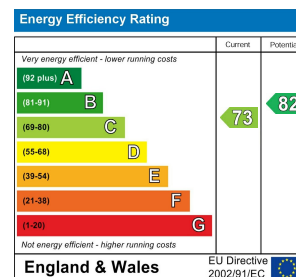
From Chepstow high street proceed up Moor Street turning right onto A48, continue to the roundabout, taking second exit onto A466, proceed along this road to the next roundabout, taking the fourth exit onto the M48 towards Newport. Continue along this road taking the first exit for Magor and at the roundabout take the first exit and then first left, continue along this road to the mini roundabout turning right into the village of Magor, continue along this road where after the traffic lights turn left to Dancing Hill, proceed up the hill turning left into Millfield Park, then immediately left again, where you will find the property on the right at the end of the cul-de-sac.

## SERVICES

All mains services are connected, to include mains gas central heating.  
Council Tax Band F

## TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



**14 MILLFIELD PARK, UNDY, CALDICOT,  
MONMOUTHSHIRE, NP26 3LF**

5 3 3 C

**£475,000**

**Sales: 01291 629292**  
**E: sales@thinkmoon.co.uk**

**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:  
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



Millfield Park, offers fantastic flexible living accommodation, perfect for families looking for multi-generational living. The property is advertised as having four bedrooms; however, the ground floor study could easily be used as a bedroom with the benefit of a modern wet-room accessed from it. The property briefly comprises of two further reception rooms, a sociable open plan kitchen/diner with access straight out to the garden, a utility room and WC complete the ground floor. To the first floor there are four bedrooms, a recently updated bathroom and a separate modern shower room. Outside the property has a private driveway and low maintenance gardens to the front, and to the rear a private garden with sociable seating areas with low maintenance borders. Please note several rooms benefit from triple glazing.

The property is situated in a quiet residential cul-de-sac within a short walking distance of Magor Square which provides a range of amenities. Undy Primary School is a short distance away, as is the Magor Community Hub. There is an excellent access to the Severn Bridge, providing access eastbound to Bristol (24.3 miles) and westbound to Newport (10.1 miles) and Cardiff (23.7 miles). The Severn Tunnel Junction in Rogiet provides regular rail links, whilst the bus station in Caldicot provides local services and links to neighbouring towns and cities.

## OUTSIDE

### STORE ROOM

**2.76mx 2.37m (9'0"x 7'9")**

Half of the garage is retained for storage. Pedestrian door for access.

### GARDENS

To the rear is a private and low maintenance garden with paved seating area, raised beds and a large shed. To the front block paved driveway with parking for several vehicles and a low maintenance gravel garden area.

### SERVICES

All mains services are connected, to include mains gas central heating.





### BEDROOM 3

2.98m x 2.98m (9'9" x 9'9")

A double bedroom with window to rear elevation.

### BEDROOM 4

3.34m x 2.39m (10'11" x 7'10")

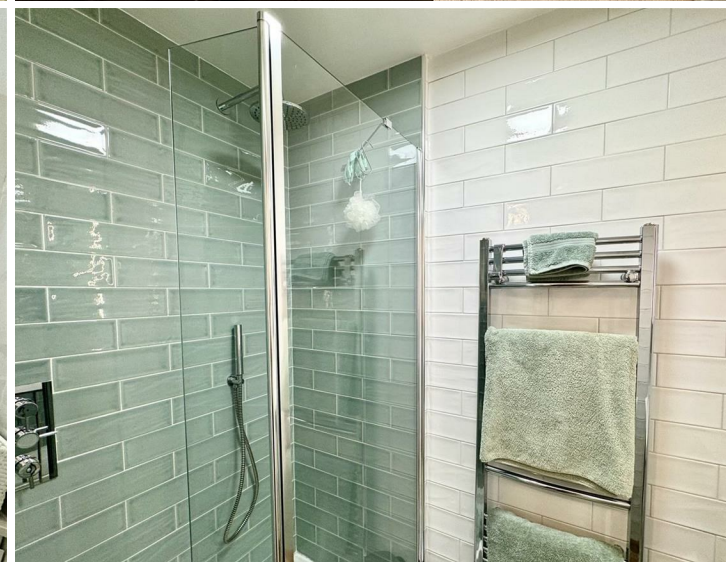
Another spacious bedroom with window to front elevation, currently being utilised as the home office.

### BATHROOM

Appointed with a three piece suite to comprising panelled bath with chrome shower attachments and glass sliding shower screen, low level WC and wash hand basin inset to vanity storage unit. Part tiled walls and tiled flooring. Chrome heated towel rail. Frosted window to front elevation.

### SHOWER ROOM

Appointed with a two piece suite comprising a double shower cubicle with chrome rainfall overhead shower and a wash hand basin with chrome mixer tap inset to mirror vanity storage unit. Chrome heated towel rail. Fully tiled walls and flooring.



### GROUND FLOOR

#### ENTRANCE HALL

A composite half glazed front door to the front elevation leads into a welcoming reception hall. Ceramic tiled flooring. Stairs to first floor.

#### CLOAKROOM/WC

Appointed with a two piece suite to include low level WC and wall mounted wash hand basin inset to vanity storage unit with chrome mixer tap. Tiled splash back and ceramic tiled flooring. Frosted window to front elevation.

#### STUDY/SNUG

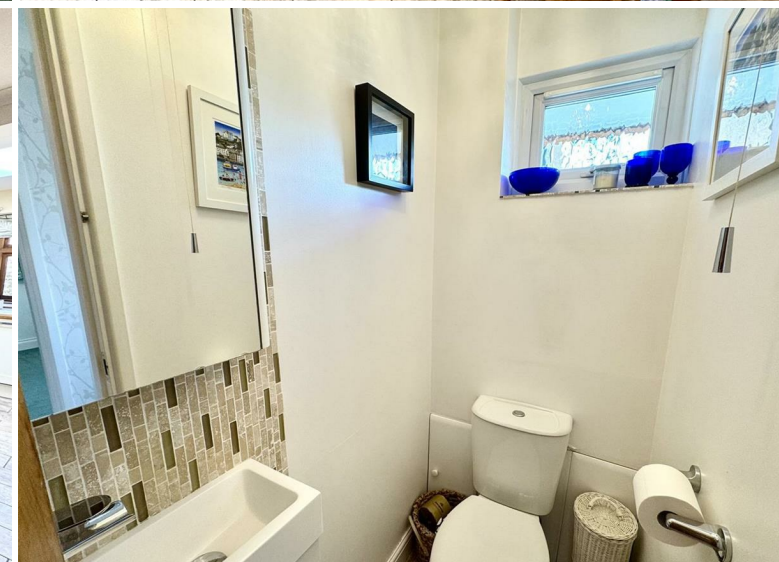
3.57m x 2.92m (11'8" x 9'6")

A versatile room which could be utilised at a study, home office or a snug, depending on your requirements.

#### DINING ROOM

3.80m x 3.57m (12'5" x 11'8")

A spacious dining room with a window to the side elevation. Ceramic tiled flooring. Open plan to :-





## KITCHEN

**3.47m x 2.96m (11'4" x 9'8")**

A spacious and sociable kitchen area appointed with a good range of base and eye level storage units with wooden work tops over complete with peninsular. Subway tiled splash backs. Ceramic one and a half bowl, drainer sink unit and waste disposal unit with mixer tap. Fitted appliances include four ring induction hob with glass and stainless steel extractor over, double oven dishwasher and drawer style fridge. Ceramic tiled flooring. A sky lantern, window to rear elevation, stable door and window to side, flood in a lot of natural light to the room.

## UTILITY ROOM

**4.42m x 1.46m (14'6" x 4'9")**

A spacious and useful utility room with a window to front elevation and window and half glazed door to the rear garden. Appointed with a range of base and eye level storage units with ample work surfacing over. Tiled splash back. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Wall mounted gas condensing boiler which was installed in November 2024. Space for washing machine, tumble dryer and further fridge/freezer if required. Ceramic tiled flooring.

## LIVING ROOM

**5.40m x 3.99m (17'8" x 13'1")**

A spacious, bright and airy reception room with patio doors leading to the rear garden. Engineered oak wood flooring. Feature wood burning stove. Double door lead to:-



## STUDY/BEDROOM 5

**3.40m x 3.19m (11'1" x 10'5")**

Another versatile room which is currently being utilised as home office but could be a fifth bedroom if required. Windows to front and side elevations. Door to :-

## WET ROOM

Appointed with low level WC, wash hand basin inset to vanity storage unit with chrome mixer tap and electric shower with chrome attachments and sliding glass shower screen. Chrome heated towel rail. Fully tiled walls and flooring. Frosted window to rear elevation.

## FIRST FLOOR STAIRS AND LANDING

Window to rear elevation. Loft access point leading to a partially boarded loft.

## BEDROOM 1

**3.57m x 2.99m (11'8" x 9'9")**

A spacious double bedroom with window to front elevation.

## BEDROOM 2

**3.48m x 2.92m (11'5" x 9'6")**

A double bedroom with built-in mirrored wardrobes. Window to rear elevation.

