



# Grove End, Magor

£535,000



This charming four-bedroom detached residence is situated in a secluded location within a sought-after area just a stone's throw away from Magor square. The square boasts amenities such as a post office, village shop, restaurants, coffee shops, and a local church. Upon entering, you are greeted with a bright and airy hallway that includes a convenient ground floor cloakroom. The cosy front lounge features a wood burner, while the rear kitchen/diner showcases beautifully fitted units with integrated appliances, including double ovens, induction hob, dishwasher, fridge freezer, and a wine fridge. The dining area offers views of the picturesque garden and opens onto a sun terrace through bi-fold doors. Additionally, there is a separate utility room with garage access.

Upstairs, the master suite is generously spacious with dual aspect windows, a dressing area with fitted wardrobes, and a fully tiled ensuite bathroom featuring a double walk-in rain shower, toilet, and sink with a vanity unit. The second bedroom is a well-proportioned double room, while the third and fourth bedrooms are currently used as individual office spaces but can also be lovely children's bedrooms. The family bathroom includes a bath with a shower overhead. The rear garden features a tranquil sun terrace with steps leading down to the lawn, which is private and enclosed with mature border planting.

Ample driveway parking is available at the front of the property. To view this lovely property please call Nathan James today 01291 421600.





## Lounge

15'7" x 10'10" (4.75 x 3.30)

## Kitchen/Diner

9'8" x 25'2" (2.95 x 7.67)

## Utility Room

7'5" x 6'10" (2.26 x 2.08)

## Hall

14'10" x 6'3" (4.52 x 1.90 (1.91))

## Cloakroom

3'11" x 6'10" (1.19 x 2.08)

## Bedroom One

16'5" x 8'3" (5.00 x 2.51)

## Dressing Room

14'0" x 6'11" (4.27 x 2.11)

## En Suite

4'10" x 8'7" (1.47 x 2.62)

## Bedroom Two

10'7" x 10'11" (3.23 x 3.33)

## Bedroom Three

8'3" x 8'7" (2.51 x 2.62)

## Bedroom Four

7'6" x 6'10" (2.29 x 2.08)

## Bathroom

6'4" x 10'10" (1.93 x 3.30)

## Terrace

14'10" x 13'3" (4.52 x 4.04)

## Additional Information





There are solar water heating panels on the roof and secure by design triple-glazed windows throughout. There are solid oak doors throughout the property, even including the bi-folding doors and full Porcelanosa bathroom suites throughout. The kitchen benefits from 'slide and hide' oven doors and an integrated all-in-one oven, grill, and microwave. Underfloor heating with individually controlled rooms adds additional comfort to everyday living and there is even an external hot water hose for pets.

Council Tax Band F










Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1446.33 ft<sup>2</sup>


**Reduced headroom**  
16.7 ft<sup>2</sup>

(1) Excluding balconies and terraces

  Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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