



UNDY

Guide price £340,000



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19 SIR HOWEL CRESCENT

Undy, Caldicot, Monmouthshire NP26 3FQ



3 Bedrooms, principal bedroom with ensuite
Well enclosed low maintenance rear gardens
Off road parking for up to 3 cars

An immaculate modern home in a prime cul-de-sac setting. Tucked away within the highly desirable and peaceful cul-de-sac of Sir Howel Crescent, this beautifully presented three-bedroom semi-detached home delivers stylish contemporary living combined with thoughtful practicality. Constructed in 2020 by Bellway Homes, the property benefits from the remainder of the NHBC warranty.

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

- Superb semi-detached property
- Bellway construction in 2020
- Sizeable reception room with attractive media wall
- Well-proportioned kitchen with dining area
- Close proximity to M4 access, ideal for commuting
- Remainder of NHBC



STEP INSIDE

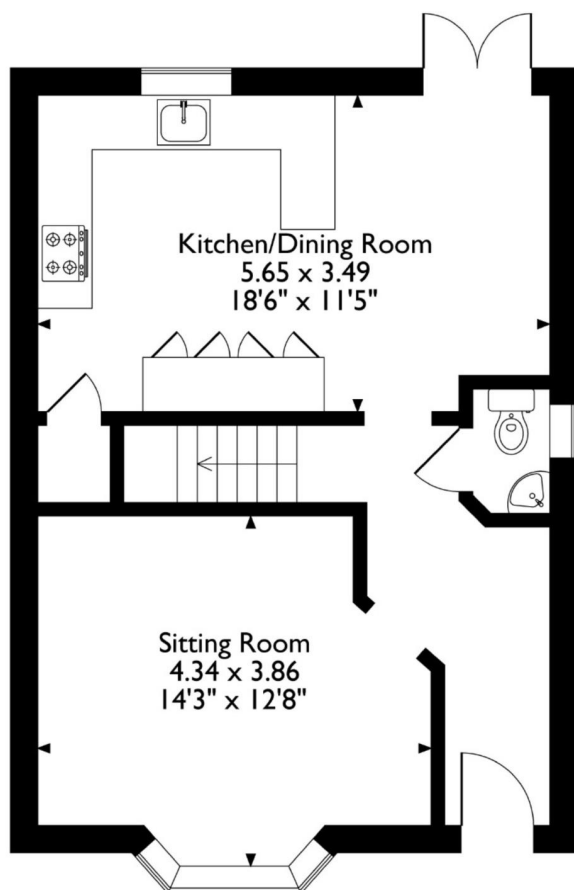


The welcoming reception hall sets the tone, complete with stairs rising to the first floor and a neatly appointed cloakroom fitted with a modern white two-piece suite. A useful under-stairs cupboard provides additional storage.

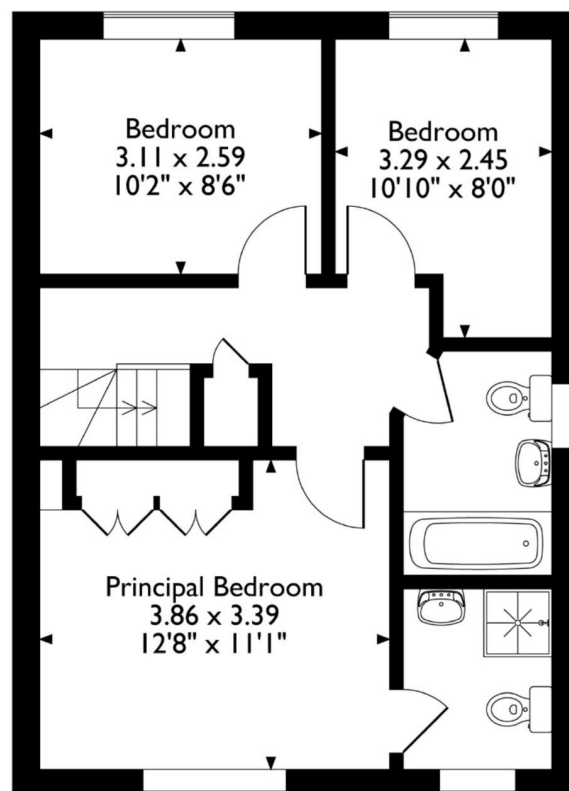
The living room is a generous front-facing reception space, enhanced by a part-shuttered window that allows natural light while maintaining privacy. The standout feature is the contemporary media wall, incorporating base storage, display shelving and a newly fitted remote-controlled multi-flame inset fire, creating a striking focal point and a cosy yet modern atmosphere.

To the rear, the kitchen/dining room is both stylish and highly functional, offering excellent proportions for everyday living and entertaining alike. French doors open directly onto the garden, seamlessly blending indoor and outdoor spaces. The kitchen is fitted with an attractive range of base and wall units and includes a full complement of integrated appliances: double oven, hob, canopied extractor hood and built-in microwave, along with inset spot lighting and a wine rack. (A washer/dryer is available by separate negotiation.) The garden outlook adds to the room's appeal, making it a bright and sociable hub of the home.

Approximate Gross Internal Area 91 Sq M/979 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.

The first-floor landing provides access to all rooms, along with a storage cupboard and loft access.

The principal bedroom is a beautifully presented double room positioned to the front elevation, featuring stylish wall panelling, full width wardrobe providing excellent storage and an open outlook. It is served by a modern en-suite shower room, fitted with a sleek three-piece white suite to include a shower enclosure.

Bedroom two is another comfortable double room, enjoying pleasant views over the rear garden and offering flexibility for various furniture layouts. Bedroom three is a well-proportioned room, ideal as a child's bedroom, guest room or a dedicated home office for those working remotely.

The family bathroom completes the accommodation, fitted with a contemporary three-piece suite including a panelled bath.

STEP OUTSIDE



The rear garden is a real highlight and must be viewed to be fully appreciated. Enclosed by fencing and enjoying a desirable south-westerly aspect, it has been designed for low-maintenance living with artificial lawn and a paved sun terrace. To the rear of the garden is a covered open seating area with power, perfect for entertaining or relaxing in all seasons. An attached storage shed with lighting and power adds further practicality, while a pedestrian gate provides direct access back to the parking area.

To the front elevation there is an attractive open canopied entrance and a selection of mature shrubs. The property also benefits off-road parking for up to three vehicles, ideal for modern family life.

AGENTS NOTE: There is an approximate annual site management fee of £110 per annum (2025/26).

INFORMATION

Postcode: NP26 3FQ
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: B






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 take the first right turn into Pankhurst Drive and left into Sir Howel Cres, turn left again where the property is located in the bottom right-hand corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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