



MAGOR

Guide price £450,000



ARCHER & CO

3 THE GREENLANDS

West End, Magor, Caldicot, Monmouthshire NP26 3HT



No onward chain
Well enclosed garden extending to approx. 0.2 acre
Garage and off-road parking for 4 cars

Offered to the market for the first time since its construction in 1987, this individually designed detached residence presents a rare opportunity to acquire a much-loved family home set within a generous plot, extending to approx. 0.2 acre. The property was thoughtfully created to provide versatile and spacious accommodation, ideal for modern family living, it also offers exciting potential for sympathetic updating or extension, subject to the necessary planning consents, allowing a new owner to tailor the home to their own vision. The property is being offered for sale with no onward chain.



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KEY FEATURES

- Spacious detached property
- 3 double bedrooms
- Well-proportioned reception space
- Conservatory
- Popular location close to local amenities
- Ideally situated for M4 commuting



STEP INSIDE



The accommodation is both flexible and well proportioned. A welcoming entrance hall leads through to a generous lounge, filled with natural light from dual aspect windows and centred around an attractive exposed stone fireplace with gas fire, creating a characterful focal point.

An open archway flows seamlessly into the dining area, an inviting space for both formal occasions and everyday meals, with French doors opening into a bright conservatory. This additional reception space provides a relaxed setting to enjoy views of the garden throughout the seasons, including the colder months as it is heated.

The conservatory offers direct access to the rear sun terrace.

The kitchen is fitted with a range of wooden wall and base units complemented by ample work surfaces and tiled splashbacks. It incorporates a double sink, built-in oven with separate grill, gas hob with extractor above, and space for freestanding appliances, as well as room for a breakfast table. Dual aspect windows and a part-glazed door allow natural light to this room.

3, The Greenlands, Caldicot, Monmouthshire
 Approximate Gross Internal Area
 203 Sq M/2185 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.

A particularly appealing feature of the ground floor is the inclusion of a spacious double bedroom; this room offers flexibility for an additional reception room if required.

The ground floor bathroom is complete with both a walk-in shower and a walk-in bath, pedestal wash hand basin and WC.

Upstairs, a bright landing with roof windows and loft access leads to two further double bedrooms, each enjoying excellent natural light and useful eaves storage. Two walk-in storage cupboards enhance practicality, while the family bathroom is fitted with a bath, WC, bidet and pedestal wash hand basin.

STEP OUTSIDE



Externally, the property continues to impress. Accessed via double gates, the driveway provides extensive off-road parking for numerous vehicles and leads to an attached garage with workshop area to the rear. The garage also houses a modern Baxi combination boiler installed in 2022. The gardens wrap around the home, and primarily face South East, they extend to approx. 0.2 acre. And have been thoughtfully planted with a wide variety of mature trees and shrubs. A generous terrace to the rear enjoys a distinctly Mediterranean feel, offering an exceptional setting for outdoor dining and relaxation. The rear garden is equally appealing, with established fruit trees, all enclosed by fencing and hedging.

The property is situated on a quiet and highly regarded residential road predominantly made up of individual detached homes. Within a short walk lies the ever-popular Magor Square, offering a selection of shops, restaurants and traditional pubs, with a primary school close by, contributing to a strong sense of community. Excellent transport connections further enhance the appeal, with convenient access to the Severn Bridge for travel towards Bristol, Newport and Cardiff, while nearby Severn Tunnel Junction in Rogiet provides regular rail services to surrounding towns and cities.

AGENT'S NOTE:

We are advised there is a right of way over the neighbours land for access to the property.

INFORMATION

Postcode: NP26 3HT

Tenure: Freehold

Tax Band: G

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, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the entrance to Manor Chase and Vinegar Hill on the right-hand and the Community Hwb on the left. Turn left signposted Magor Square and at the mini roundabout take the second-hand turn and immediately left into Magor Square. At the t- junction proceed straight over into West End, turning right into Green Moor Lane where the property is located off a shared driveway on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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