



UNDY

Guide price £330,000



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39 MEADOW RISE

Undy, Caldicot, Monmouthshire NP26 3JW



Large garden - approx 0.14 acre
 Driveway and garage
 No onward chain

This property offers three bedrooms, a sizeable living room with dining area, kitchen, ground floor cloakroom and a first-floor bathroom, the property is also situated within a spacious well enclosed south easterly facing plot totalling approximately 0.14 acre which includes a parking space and garage. This detached house is being offered with the benefit of no onward chain.

The delightful village square at Magor is the hub of the community and offers an array of bespoke shops, cafés, 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. The property is also ideally situated to facilitate commuting to Bristol and Cardiff and is close to Junction 23A (M4 access) being only a short distance away.

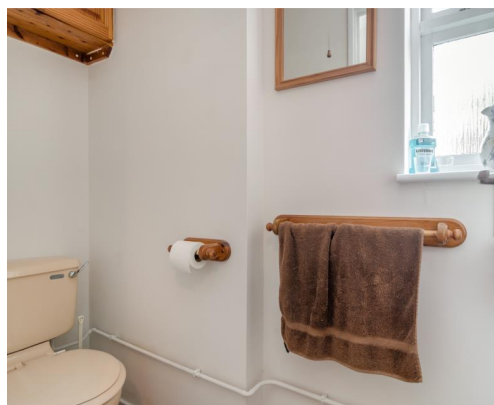


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KEY FEATURES

- Spacious detached house
- 3 bedrooms
- Open plan living room with dining area
- Ground floor cloakroom
- Popular location - Close to amenities
- Ideally situated for M4 commuting



STEP INSIDE



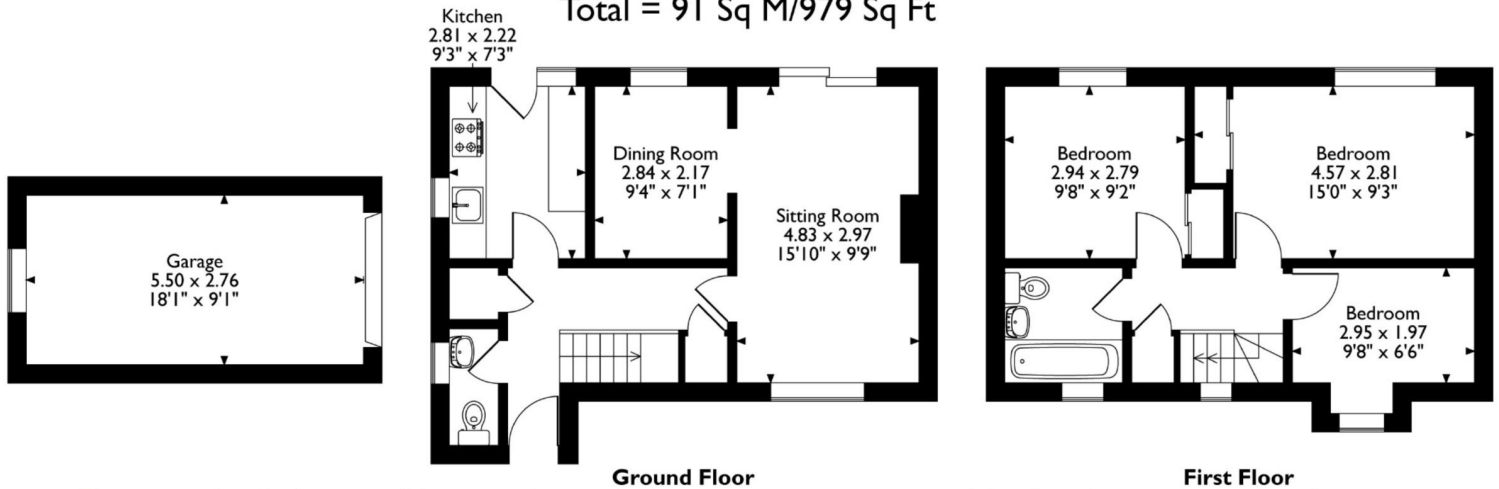
The front entrance door opens into an L-shaped reception hallway, providing access to all principal ground floor rooms and benefiting from two practical storage cupboards.

The ground floor cloakroom is fitted with a two-piece suite, complemented by a tiled floor and a frosted window for natural light.

Positioned to the rear, the kitchen enjoys direct access to the garden and is fitted with a range of base and wall units offering ample storage. There is space and plumbing for a gas cooker and washing machine, a sink unit, and a serving hatch through to the dining area. The wall-mounted central heating boiler is also housed within the kitchen.

The living room features a front-facing window and a fireplace with a log-effect fire. Patio doors open onto the rear garden, while an archway leads to a dedicated dining area. This versatile space accommodates a dining table if desired and benefits from a rear-facing window overlooking the garden.

39, Meadow Rise, Caldicot, Monmouthshire
 Approximate Gross Internal Area
 Main House = 76 Sq M/818 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 91 Sq M/979 Sq Ft



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.

To the first floor, the landing provides access to all rooms along with an additional storage cupboard.

There are three bedrooms in total. Bedroom one is a rear-facing double room enjoying garden views and featuring a built-in double wardrobe.

Bedroom two is also a double room and positioned to the rear with a similar pleasant outlook.

Bedroom three is located to the front and offers a well-proportioned single bedroom or an ideal study for those working from home.

The bathroom is fitted with a three-piece suite and includes a wood-panelled bath and a front-facing window allowing for natural light.

STEP OUTSIDE



The gardens size must be seen to be fully appreciated. Extending to approximately 0.14 acre with a desirable south-easterly aspect, the generous rear plot is enclosed and features a paved terrace, opening onto a substantial garden area that provides the perfect blank canvas for keen gardeners. Additional benefits include an outside water tap and a side pedestrian gate. To the front, there is a lawn, while the rear garden is complemented by a variety of mature trees and shrubs. There is a shared drive leading to one private parking space and a garage.

INFORMATION

Postcode: NP26 3JW

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: E





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 pass the entrance to Manor Chase on the right-hand side and continue also passing the right-hand turn to Vinegar Hill and take a right turn into Dancing Hill. Proceed up dancing Hill and at the top take a right turn into Meadow Rise, follow the road and the property is located at the end in the lower left-hand corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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