



 **Nathan  
James**  
ESTATE AGENTS

## Briar Close, Undy

3 Bedrooms  
1 Bathrooms  
1 Receptions

£290,000

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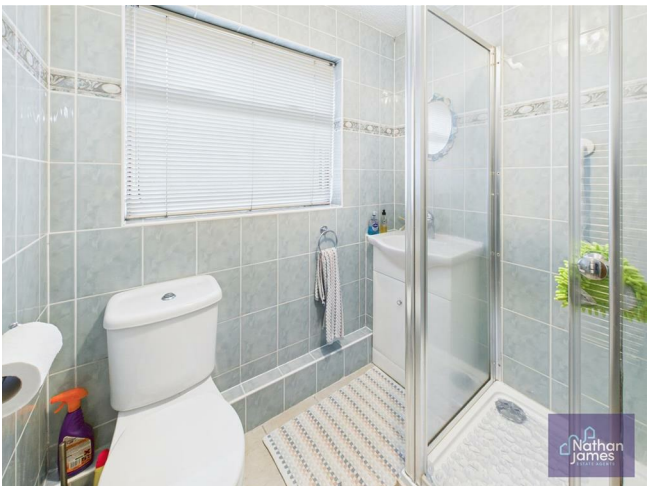


Nestled in the tranquil setting of Briar Close, Undy, this charming detached bungalow offers a delightful blend of comfort and convenience with No Onward Chain. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The kitchen is functional and practical with access to the side of the property. The layout of the home promotes a sense of openness and flow. The bungalow features a modern shower room, ensuring that all your daily needs are met with ease.

Situated in a serene neighbourhood, this property benefits from a sense of community while still being conveniently located near local amenities. Whether you are looking to enjoy leisurely walks in the surrounding countryside or take advantage of nearby shops and services, this location offers the best of both worlds.

With its inviting spaces and practical layout, it presents an excellent opportunity for those looking to settle in a peaceful area of Undy. Do not miss the chance to make this lovely property your new home.





Living Room  
10'9x17'10

Kitchen  
10'9x8'3

Bedroom  
8'10x12'5

Bedroom  
12'8x9'9

Bedroom/Dining Room  
7'1x9'7

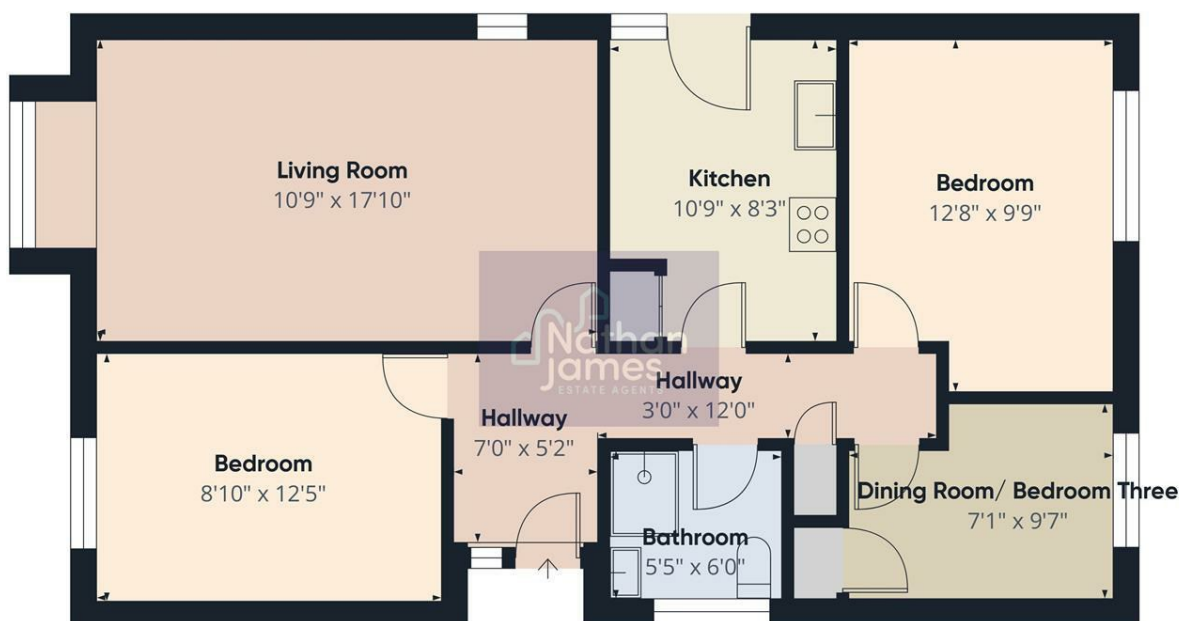
Bathroom  
5'0x6'0



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





Approximate total area<sup>®</sup>  
703 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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