



60 Mill Common

Undy, Caldicot, Monmouthshire, NP26 3JJ



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- Detached Three-bedroom family home
- Offered with No Onward Chain
- Entrance hall
- Kitchen
- Lounge / Dining Room
- Conservatory
- Three bedrooms
- Family bathroom
- Private driveway parking, Integral garage
- Enclosed rear garden
- Quiet & safe cul-de-sac setting within walking distance to local primary schools & amenities offered in Magor Square
- Excellent access to M4 Motorway providing direct links into Newport, Cardiff Bristol & London

Guide Price
£325,000

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Monmouthshire, NP16 5HZ
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Description

Offered with the benefit of No Onward Chain, a detached three-bedroom home offering spacious accommodation, including an open-plan lounge/dining room with woodburning stove, fitted kitchen, conservatory and ground floor WC. Upstairs features two double bedrooms with built-in wardrobes, a single bedroom and a family bathroom with corner bath. Externally benefitting from a driveway, integral garage and an enclosed rear garden.

Situation

The property is situated within a short walking distance of Magor Square which provides a range of amenities. There is excellent access to the Severn Bridge, providing access eastbound to Bristol (24.3 miles) and westbound to Newport (10.1 miles) and Cardiff (23.7 miles). The Severn Tunnel Junction in Rogiet provides regular rail links to neighbouring towns.

Ground Floor Accommodation

The property is entered via a spacious entrance hall with staircase rising to the first floor, a useful under stairs storage cupboard, and access to a convenient ground floor WC, along with the principal living accommodation. The main living space is a superb open-plan lounge/dining room, offering a generous and versatile reception area. This bright and airy space is enhanced by a feature woodburning stove, creating a focal point and a cosy atmosphere, with ample room for both seating and dining. The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating an inset sink and drainer, integrated oven with hob and extractor above, and space for additional appliances. A door provides access out to the conservatory. To the rear, the conservatory offers an excellent additional reception space with pleasant views over the garden and direct access outside, ideal for relaxing or entertaining.

First Floor Accommodation

A staircase leads to the first-floor landing, where there is a large airing cupboard and doors providing access to all rooms. There are three bedrooms, comprising bedroom one, a front aspect double with a built-in wardrobe; bedroom two, a rear aspect double also with a built-in wardrobe; and bedroom three, a rear aspect single room. The family bathroom is fitted with a corner bath with shower over, WC and wash hand basin.

Outside

To the front of the property, there is a private driveway providing off-street parking and access to the integral garage via an up-and-over door. The rear garden is enclosed and offers a good-sized lawned area along with raised decking, providing ideal spaces for outdoor dining and entertaining.

Tenure

We are informed the property is freehold. Intended purchasers should make their own enquiries via their solicitors.

Services

The property benefits all mains services to include gas central heating.

EPC Rating D

Local Authority

Monmouthshire County Council.

Council tax band E

Viewing

Strictly by appointment with the Agents: David James,
01291 626775

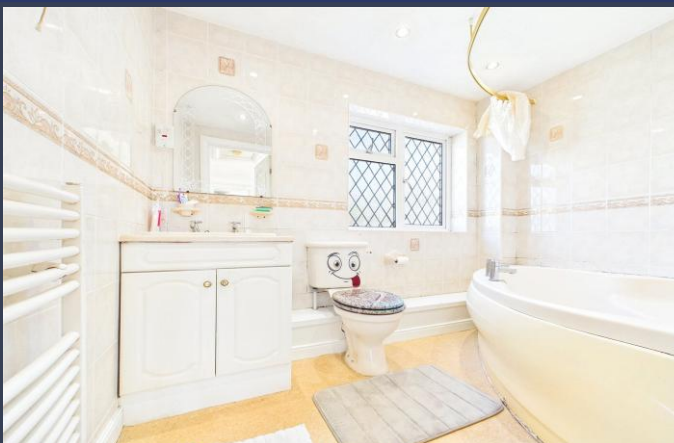
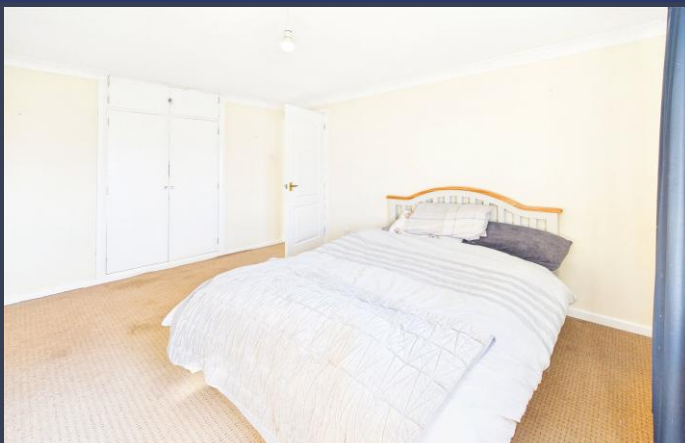
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PLANS AND PARTICULARS

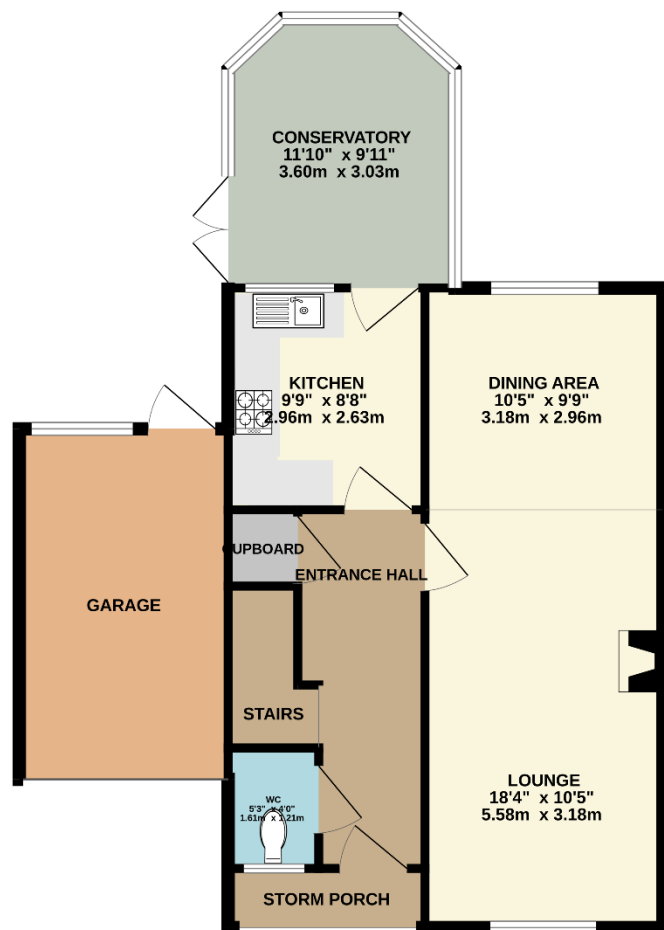
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.

