



**64 Heol Gwyndaf**

Undy, Caldicot, Monmouthshire, NP26 3FZ



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NP26 3FZ

- Modern family home constructed in 2024
- Entrance hall, ground floor WC
- Lounge
- Fantastic open plan kitchen/dining/family room
- Four bedrooms, including the principal with an en-suite
- Family bathroom
- Driveway parking with electric car charger
- Detached single garage, workshop area to rear
- Gardens to the front & rear
- Catchment area for popular primary schools
- Excellent access to M4 Motorway and Railway Stations
- Magor & Caldicot villages nearby with further amenities

**Guide Price**  
**£450,000**

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Monmouthshire, NP16 5HZ  
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Tel 01291 626775  
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## Description

A well-presented modern four double bedroom detached family home offering spacious and versatile accommodation, constructed in 2024. Featuring a bay-fronted lounge with doors to an open plan dining/family area, a modern kitchen with utility room, and a separate study. Upstairs benefits from four double bedrooms, including a principal with en-suite and family bathroom. Externally, there is a driveway providing parking for up to three vehicles, a garage, and an enclosed rear garden with recently laid patio seating area.

## Situation

The property is situated within a residential location in the ever-popular village of Undy, within walking distance of Undy primary school and Magor Square which provides a range of local amenities to include Public Houses, shops, restaurants, Café, doctor's surgery, pharmacy, and supermarket. 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 and cities.

## Ground Floor Accommodation

Entered via a welcoming entrance hall with staircase rising to the first floor, access to all ground floor rooms, useful storage cupboard and downstairs WC comprising a pedestal wash hand basin and WC. To the front of the property is a well-proportioned lounge featuring a bay window and double doors leading through to the dining/family area, creating a flexible living space ideal for both relaxing and entertaining. The dining/family area is a generous open plan space with doors leading out to the rear garden, providing an ideal setting for both everyday living and entertaining. This area flows seamlessly into the kitchen, enhancing the sense of space and sociability. The kitchen is fitted with a range of units and includes a double oven and hob with extractor fan over, and benefits from a door leading through to the utility room. The utility provides additional storage, an integrated washing machine, space for a tumble dryer, houses the combi boiler, and offers a door providing access to the driveway. In addition, there is a front aspect second sitting room or study, ideal for home working.

## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

## 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.

## First Floor Accommodation

To the first floor, the landing provides access to a useful airing cupboard, all bedrooms and the family bathroom. The principal bedroom is a generous front aspect room benefitting from an en-suite shower room comprising a pedestal wash hand basin, WC, and double shower. There are three further double bedrooms, with bedroom two enjoying a front aspect and built-in wardrobes, while bedrooms three and four overlook the rear. The family bathroom is fitted with a suite comprising bath with shower over, pedestal wash hand basin, and WC.

## Outside

To the front, the property benefits from a lawned garden with a selection of shrubs, alongside a driveway running to the side of the property providing off-street parking for up to three vehicles and access to the garage. The detached garage features an up-and-over door and includes a useful workshop area to the rear. The rear garden is enclosed and laid mainly to lawn, complemented by patio areas including a designated seating area, ideal for outdoor dining and entertaining.

## Services

Mains gas, electric, water and drainage.  
EPC Rating B

## Tenure

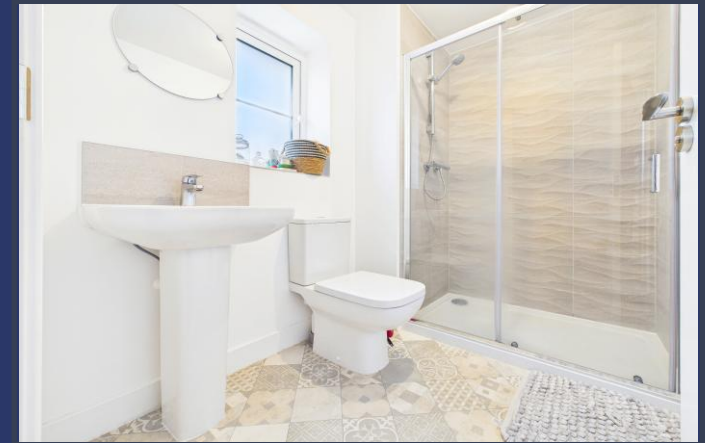
We are informed the property is Freehold.  
Intended purchasers should make their own enquiries via their solicitors.

## Local Authority

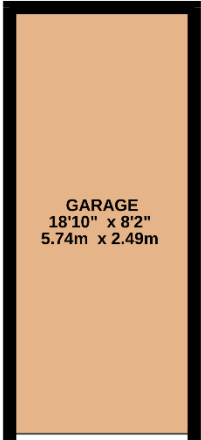
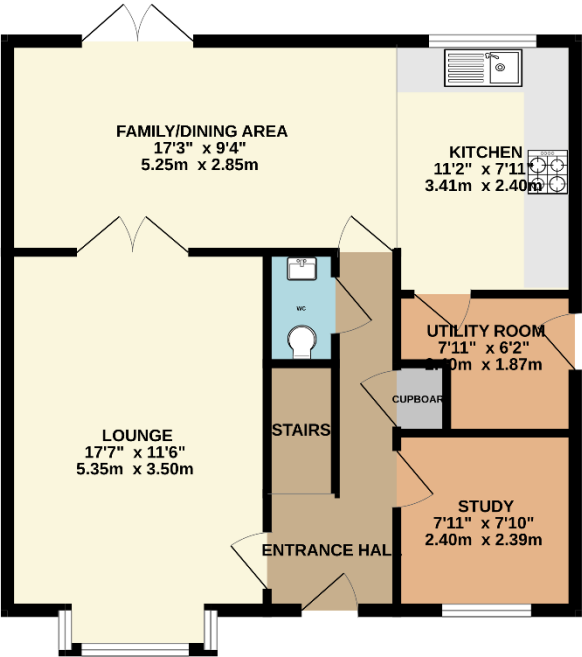
Monmouthshire County Council  
Council Tax Band F

## Viewing

Strictly by appointment with the Agents: David James,  
Chepstow office, Tel 01291 626775.



GROUND FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

1ST FLOOR  
672 sq.ft. (62.5 sq.m.) approx.

