



4 ST MELLONS CLOSE

Undy, Monmouthshire, NP26 3PJ



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- Well-presented detached family home
- Entrance hall, lounge
- Dining area, kitchen/ breakfast room
- Converted garage to provide utility area, study, WC/ cloakroom
- Four bedrooms (Master with En-suite facility), family bathroom
- Generous, low-maintenance rear garden affording several patio/ terrace areas & jacuzzi
- Private driveway parking to front for three vehicles
- Quiet & popular residential location within walking distance to local school & park
- Short distance to range of amenities offered in Magor
- Excellent access to M4 Motorway for the commuter
- Internal viewing highly recommended

Guide Price
£399,950

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DESCRIPTION

4 St Mellons Close comprises a very well presented, detached family home situated in this increasingly popular village location within walking distance to local primary school and park whilst just a short drive to a range of amenities offered in Magor and the M4 Motorway.

The well-planned living accommodation comprises entrance hall, lounge, dining room, kitchen/ breakfast room, utility, WC/ cloakroom and home office/ studio whilst there are four bedrooms (Master with En-suite) and a family bathroom to the first floor. Further benefits include a private driveway to the front offering parking for up to three vehicles as well as a generous, low-maintenance rear garden affording several patio/ terrace areas ideal for dining and entertaining friends and family. There is even the added bonus of a jacuzzi under pergola included in the sale!

SITUATION

The property is situated within a quiet residential location in the ever-popular village of Undy within walking distance of Undy primary school and 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, whilst the bus station in Caldicot provides local services and links to neighbouring towns and cities.

ACCOMMODATION

Enter into a storm porch which in turn leads into the entrance hall with door to lounge and stairs leading to the first floor. The lounge enjoys a front aspect and archway provides a part open plan feel into the dining room. The dining room benefits French doors leading out to the rear garden and boasts versatile use as a second sitting/ snug area.

A door leads into the kitchen/ breakfast room which enjoys two windows to the rear overlooking the garden and comprises an extensive range of fitted units with wood effect laminate worktop and inset sink with drainer. There is a feature free standing Range cooker with overhead extractor hood and free-standing dishwasher. To the far end is the dining/ breakfast area with pedestrian door leading out to the side of the property. A door leads into the converted garage which now offers a utility area with space for washing machine and fridge freezer, WC and steps lead down to a very useful home office

area with storage cupboard and French doors leading out to the front.

To the first floor you will find four bedrooms including the Master bedroom benefitting from an En-suite shower room and built-in wardrobes to one side, as well as a family bathroom.

OUTSIDE

The front of the property comprises a private driveway providing off-street parking for up to three vehicles, pedestrian access leads down one side to the rear garden.

The rear garden is both generous and low maintenance, comprising a good size patio area accessed directly from the dining room. Steps lead up to a further terrace area with jacuzzi underneath a pergola, perfect for dining and entertaining friends and family throughout the year.

LOCAL AUTHORITY

Monmouthshire County Council
Council tax band F

SERVICES

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

TENURE

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

VIEWING

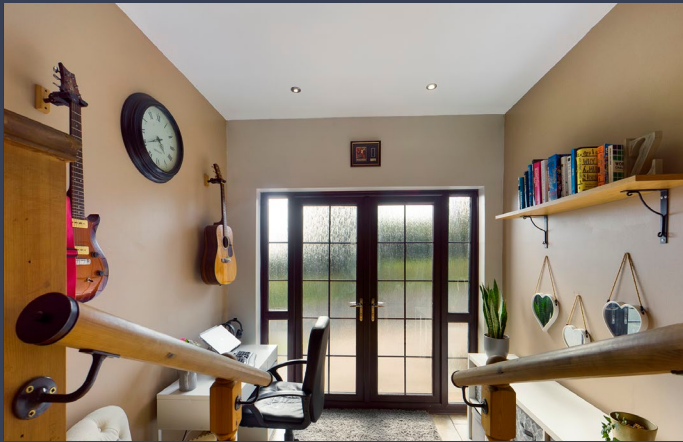
Strictly by appointment with the Agents:
David James, 01291 626775

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

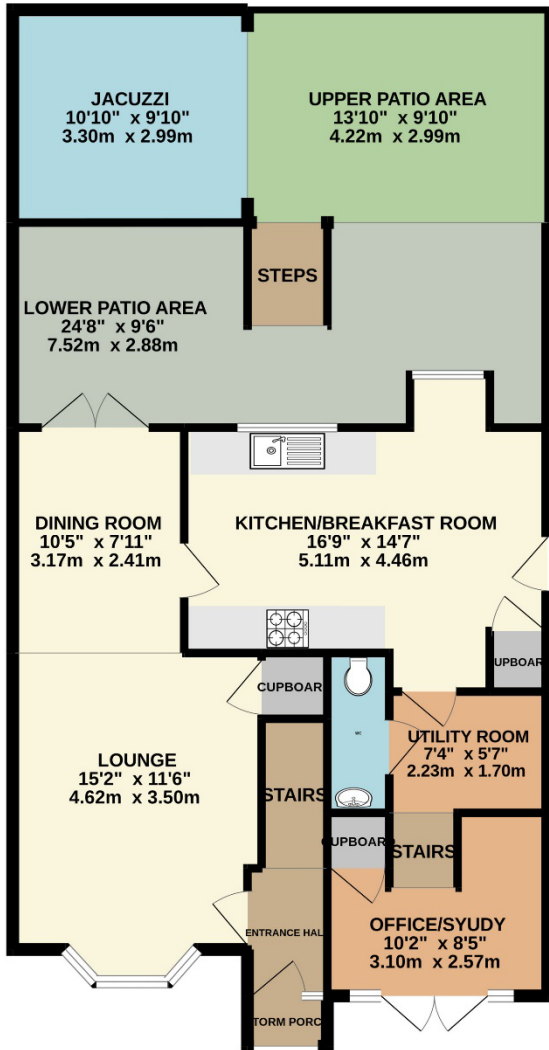
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether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



FLOOR PLAN



GROUND FLOOR
979 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.

