



The Orchard, Albion Way  
Magor, Caldicot, Monmouthshire, NP26 3NY



# The Orchard, Albion Way

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3NY

- Offered with No Onward Chain
- Detached modern house
- Lounge
- Kitchen/breakfast room
- Ground floor bedroom/reception room
- Cloakroom
- Two first floor double bedrooms
- Family bathroom
- Detached double garage
- Driveway for several vehicles
- Enclosed private gardens
- End of private cul de sac, village location
- Local amenities within walking distance
- Excellent travel links nearby

Offers in excess of  
**£399,950**

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## Description

A well-presented three-bedroom family home offering spacious and versatile accommodation throughout. The property benefits from a generous dual aspect lounge with feature fireplace, a ground floor bedroom or further reception room with French doors opening onto the rear garden, kitchen/breakfast room and a convenient ground floor cloakroom/WC. To the first floor are two well-proportioned bedrooms, built-in wardrobes and a family bathroom. Externally, the property enjoys off-road parking for several vehicles or caravan, a detached double garage with power and lighting, and a rear garden comprising patio and lawn, ideal for outdoor entertaining and family living.

## Situation

The property is situated in a quiet cul de sac location within a popular residential location a very short, level walking distance of the thriving Magor Square which provides a range of amenities to include independent shops, pubs, restaurants, Post Office and a small 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

Enter into a welcoming hallway with open stairs rising to the first floor and access to a convenient cloakroom/WC fitted with a wash hand basin. Doors lead to the principal reception room and kitchen/breakfast room. To the front aspect is a spacious lounge, enjoying a bay window and window to the side aspect creating excellent natural light and a feature fireplace creating an attractive focal point to the room. A doorway leads through to the ground floor bedroom which could also be utilised as a further reception room/study/playroom with French doors open directly onto the rear garden, creating an excellent connection to the outdoor space.

The kitchen/breakfast room is fitted with a range of wall and base units, offering ample storage and workspace, with space for appliances including a washing machine, dryer, dishwasher and fridge/freezer. Integrated appliances include an electric oven and gas hob with extractor over, along with a sink. The dining area provides ample space for a table and chairs, a side aspect door leads to the rear gardens making it ideal for both everyday family living and entertaining.

## First Floor Accommodation

To the first floor, the landing provides access to both bedrooms, bathroom and loft access, with the loft benefiting from insulation and boarding. The principal bedroom is a generous double room, positioned to the front aspect and benefitting from built-in wardrobes, offering ample space for additional bedroom furniture. The second bedroom enjoys a rear aspect and also benefits from built-in wardrobes. A useful storage room houses the Worcester combi boiler, providing practical additional storage. The family bathroom is fitted with a modern suite comprising a bath which has a mixer tap with shower attachment, WC, pedestal wash hand basin, while an airing cupboard adds further practicality.

## Outside

To the front of the property is a driveway providing off-road parking for two to three vehicles with additional space for a caravan if required, leading to a detached double garage benefitting from power and lighting, offering useful storage space. The enclosed rear garden enjoys a patio area and lawn, providing an ideal space for outdoor entertaining or relaxing.

## Tenure

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

## Services

The property benefits from all mains services.  
EPC Rating: C

## Local Authority

Monmouthshire County Council  
Council Tax Band: F

## Viewing

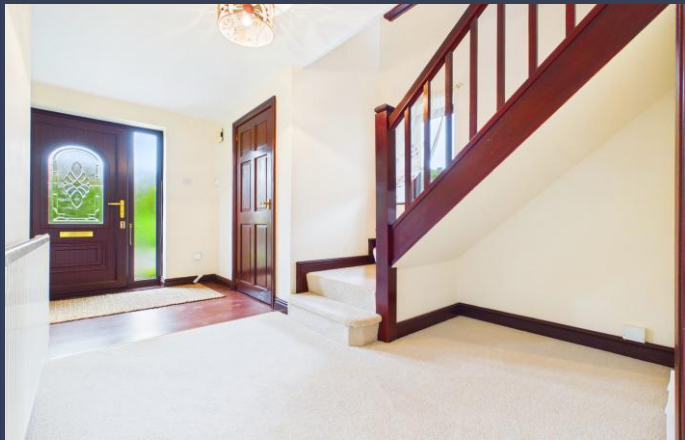
Strictly by appointment with the Agents: David James,  
Chepstow

## PLANS AND PARTICULARS

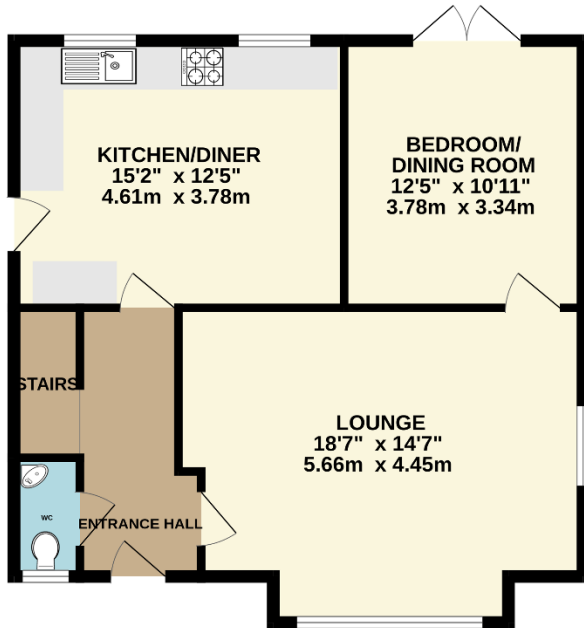
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## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

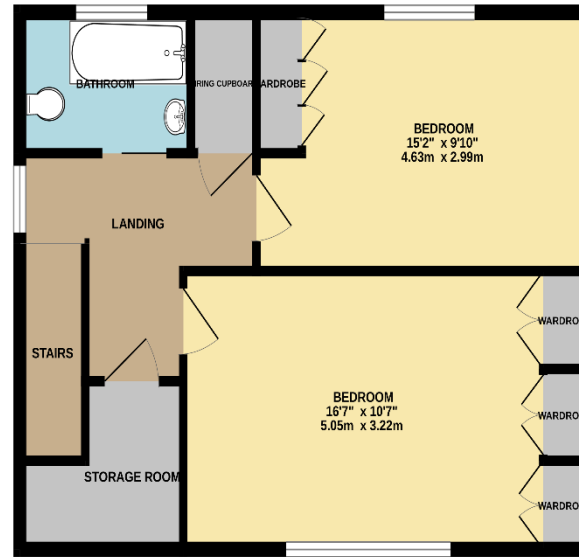
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**GROUND FLOOR**  
901 sq.ft. (83.7 sq.m.) approx.



**1ST FLOOR**  
531 sq.ft. (49.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

