



Price Cottage, West End
Magor, Caldicot, Monmouthshire, NP26 3HT

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David James is delighted to present to the market this individually designed one-bedroom single-storey semi-detached barn conversion, situated close to the popular Magor Square.

- Semi Detached single-storey Barn Conversion
- Sitting room
- Cloakroom
- Kitchen
- Bedroom fitted with en-suite bath & shower
- Private rear gardens
- Off-road parking
- Separate private driveway/garden
- No Onward Chain
- Village location

Guide price
£199,950

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Description

David James is delighted to present to the market this individually designed single-storey semi-detached barn conversion set in a good-size level plot. Situated in this highly sought-after West End location within minutes walking distance of Magor Square and just a mile from the M4 Motorway.

The accommodation briefly comprises: Kitchen, sitting room with access to the rear garden, separate cloakroom, one double bedroom with freestanding bath and shower cubicle. Further benefits include private driveway parking. The rear garden is laid to low maintenance with a paved seating area. A separate driveway is located to the side of the property providing space for extension if so required, subject to the relevant planning consents.

Situation

The property is situated on a popular and quiet residential road mainly comprising individual, detached properties. The ever-popular Magor Square is just a few minutes walk and offers a range of amenities including shops, primary schools, restaurants and pubs. Magor itself enjoys excellent access to the M4 Motorway which in turn provides convenient transport links to Newport, Cardiff, Bristol and London.

Accommodation

The property is accessed from the private driveway and leads into the sitting room with a window and door to both the front and rear aspects and exposed stonework creates a characterful, light and bright reception room, with a door leading to the cloakroom fitted with WC, wash hand basin, ladder radiator and a roof light window. A door leads from the sitting room into the kitchen, fitted with a range of wall and base units with worksurfaces incorporating a sink unit, electric hob with extractor hood above and Neff electric oven. There is space and plumbing for a washing machine and a dishwasher with additional space for a fridge/freezer and a tumble dryer. A heated towel radiator compliments the room. The double bedroom has a large picture window overlooking the rear gardens, with a door leading out to the front aspect. The bedroom has a tiled floor and is fitted with a free-standing bath with a shower attachment, there is also a separate corner shower cubicle.

Outside

A five-bar wooden gate provides access to the front gardens and off-road parking for two vehicles. Planted with shrub borders and access to the oil tank and boiler. There is a separate vehicular gate providing access to the side of the property that leads to the rear gardens and is suitable for extending the property or gardens if so required, subject to necessary consent. The private rear gardens are laid to low maintenance with paved seating areas, enclosed by hedge & fence boundaries.

Tenure

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

Services

All mains electricity, water and sewerage are connected to the property with Oil central heating.
EPC Rating: D

Local Authority

Monmouthshire County Council
Council Tax: B

Viewing

Strictly by appointment with the Agents: David James Chepstow

PLANS AND PARTICULARS

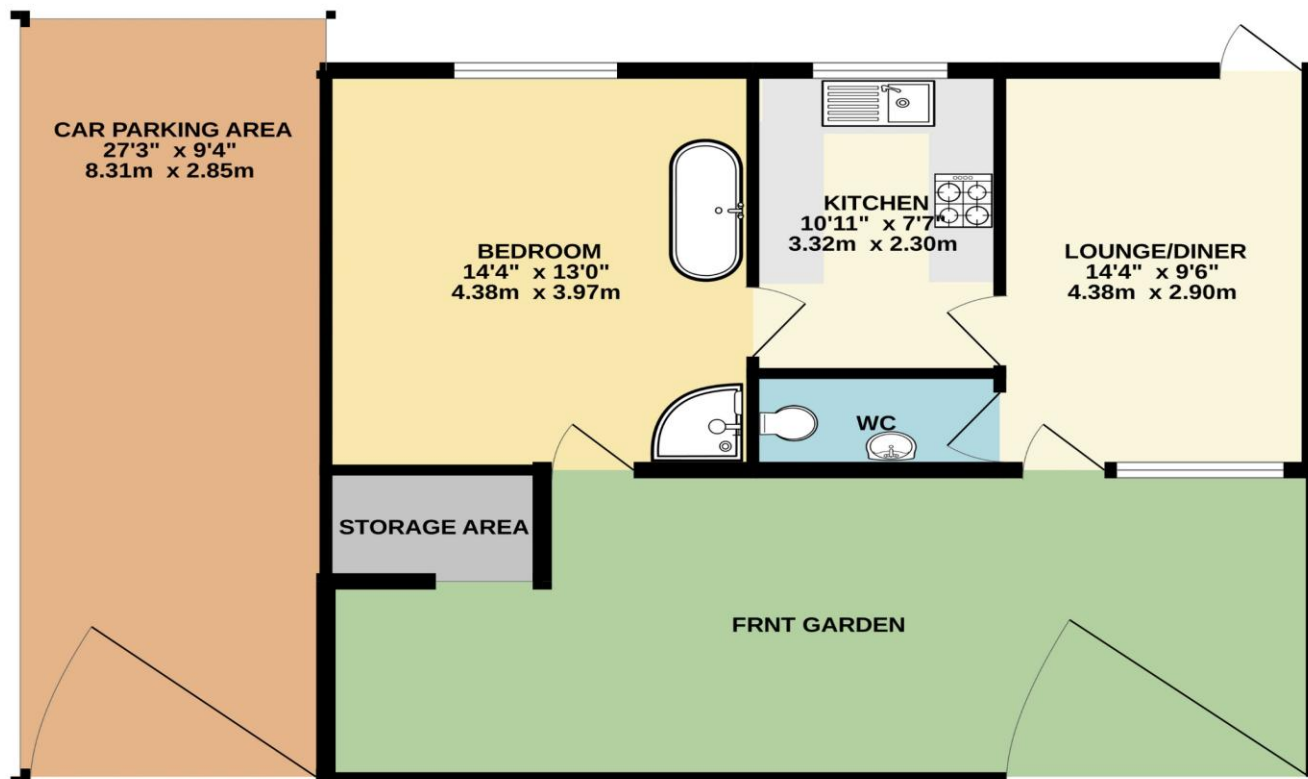
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

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
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

