

56 Rockfield Way
Undy
Caldicot
Mon.
NP26 3FD

424,950



- Superb Four Bedroom Detached Property
- Situated in Village Location
- Modern Newly Fitted Kitchen-Dining Room
- Lounge/Utility Room/ Groundfloor Cloakroom
- Fantastic Ensuite & Family Bathroom
- Established Front & Rear Gardens
- Double Garage & Driveway Parking
- Close to M4 & Local Transport Links

Ref: PRD11154



Viewing Instructions: Strictly By Appointment Only

General Description

Superb Four Bedroom Detached in Village Location, Newly Fitted Kitchen Dining Room, Utility, Lounge, Cloakroom, Family Bathroom & Ensuite, Delightful Rear Garden, Driveway Parking & Double Garage, Close to M4 & Transport Links

Accommodation

Entrance Hall

Storm porch leads to composite entrance door, UPVC double glazed window, ceramic tiled flooring, radiator.

Kitchen/Dining Room (19' 05" Max x 11' 02" Max) or (5.92m Max x 3.40m Max)

Three UPVC double glazed windows, skimmed ceiling with spotlighting, ceramic tiled flooring, fitted units with laminate work tops & peninsular breakfast bar. Space for American style fridge freezer, integrated dishwasher, gas hob, electric double oven, extractor, radiator.

Utility (6' 07" x 5' 02") or (2.01m x 1.57m)

Timber double glazed entrance door, skimmed ceiling, ceramic tiled flooring, fitted units with laminate worktops, space and plumbing for washing machine & tumble dryer, radiator.

Lounge (19' 06" x 10' 08") or (5.94m x 3.25m)

Two UPVC double glazed windows & french doors to rear garden, skimmed ceiling, two radiators, media station with space for media appliances & electric fire.

Cloakroom

Skimmed ceiling, WC, wash hand basin, radiator.

Stairs & Landing

Coved & skimmed ceiling, access to loft space.

Bedroom One (11' 09" x 10' 11") or (3.58m x 3.33m)

UPVC double glazed window, coved & skimmed ceiling, radiator, fitted wardrobe.

Ensuite (7' 00" Max x 5' 05" Max) or (2.13m Max x 1.65m Max)

UPVC double glazed window, skimmed ceiling, part tiled walls, WC within vanity, wash hand basin within vanity, fully tiled walk in shower cubicle with mains shower, radiator.

Bedroom Two (14' 02" Max x 8' 03" Max) or (4.32m Max x 2.51m Max)

Two UPVC double glazed windows, coved & skimmed ceiling, radiator, built in wardrobe.

Bedroom Three (10' 09" Max x 8' 08" Max) or (3.28m Max x 2.64m Max)

UPVC double glazed window, coved & skimmed ceiling, radiator, storage cupboard housing gas fired boiler.

Bedroom Four (10' 06" Max x 7' 05" Max) or (3.20m Max x 2.26m Max)

UPVC double glazed window, coved & skimmed ceiling, radiator.

Bathroom (7' 0" Max x 6' 09" Max) or (2.13m Max x 2.06m Max)

UPVC double glazed window, skimmed ceiling, ceramic tiled flooring, part tiled walls, bath with mains shower, WC & wash hand basin with vanity unit, radiator.

Outside Front

This property benefits from an attractive frontage of established shrubs & plants, driveway parking leads to the front & side of the property. Boundaries are made up both wall and fencing.

Outside Rear

Wall & fence enclosed, paved seating area leads to lawn and variety of plants, side access to front & garage

Double Garage (16' 10" x 16' 10") or (5.13m x 5.13m)

Two up & over doors, power & lighting.

Tenure

We are advised that the property is Freehold, although prospective purchasers should check this with their solicitors.

Agent Note

Please take note- We allow permission to download marketing material for your own personal use, however you are not able to re-distribute, re-publish or re-transmit or other, to any party or website, online service, bulletin board of your own or another party without the written consent of the website owner.

We do not allow permission for this information to be available in any hard copy or media without the written consent from the website owner.

Our copy right must remain on all material on this website.

Services

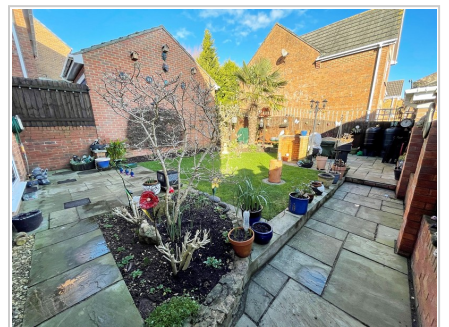
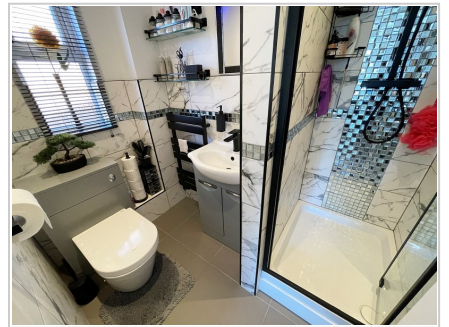
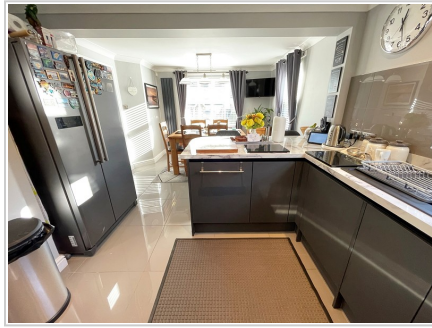
EPC Rating:76

Tenure

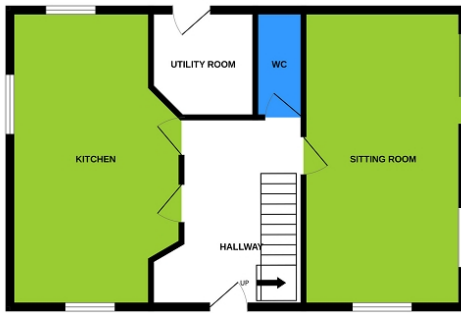
We are informed that the tenure is Freehold

Council Tax

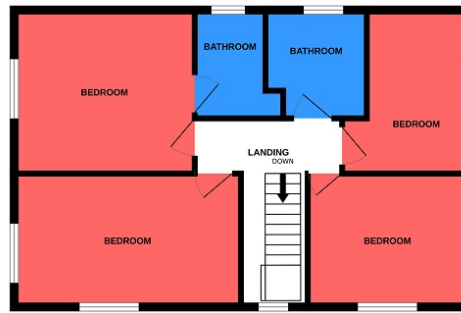
Band Not Specified



GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.
Made with Metroplex 62023

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is payable by the buyer. PLEASE NOTE that as of 1st April 2016 rates have increased significantly for Buy-to-Let purchases & second home purchases. For information on payment rates please see <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates> or ask for further information. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.