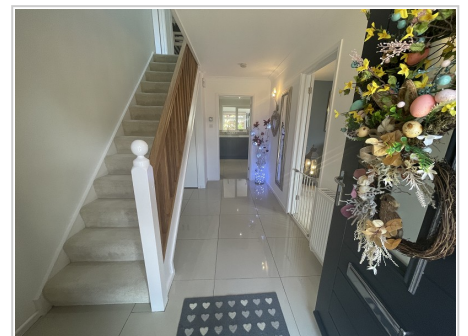


7 The Briars  
Magor  
Caldicot  
Mon.  
NP26 3LH

575,000



- Impressive Five Bedroom Detached Home
- Spacious Accommodation for Multi Generational Living
- Spacious Lounge and Conservatory/Family Room
- Fantastic Kitchen-Dining Room Plus Utility
- Groundfloor Shower Room & WC
- Master Bedroom with Ensuite & Dressing area
- Low Maintenance Garden with External Cabin/Family Room
- Garage & Driveway Parking for Multiple Vehicles

Ref: PRD11319

## General Description

Impressive Five Bedroom Detached Family Home with Additional Living Space if Required for Multigenerational Living. This Home is just a short stroll from Magor Village Square, access to local schooling and all Village amenities. A Spacious entrance hall leads to a great sized Lounge, Recently Refitted Family Kitchen-Dining Room, Conservatory/Family Room with Bi-Fold doors to the Rear Garden, Utility Room & WC, Shower Room, Additional Living Room & Ground Floor Bedroom/ Office

To the first floor you will find Four Double Bedrooms and Family Bathroom. The Master Bedroom has a Spacious Ensuite/Dressing Area. Outside you can enjoy a Low maintenance Garden with Purpose built Recently installed Cabin/Garden Room providing a fantastic opportunity for home office or Family Room. Expansive Driveway Parking for Multiple Vehicles and Access to the front of Garage.

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## Accommodation

### Entrance Hall (13' 09" x 7' 07") or (4.19m x 2.31m)

Composite entrance door, skimmed ceiling, ceramic tiled flooring, under stair storage cupboard.

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### Lounge (17' 03" x 13' 03") or (5.26m x 4.04m)

UPVC double glazed bay window, wood burning stove, radiator, powerpoints & television points

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### Kitchen/Dining Room (25' 05" x 10' 11") or (7.75m x 3.33m)

UPVC double glazed bay window & doors to Family room/Conservatory, skimmed ceiling with spotlighting, fantastic fitted kitchen with marble effect work surfaces and splash back tiling, integrated dishwasher, double oven, gas hob, extractor, ceramic sink, radiator, space for American style fridge freezer, Island with wooden worktop, built in storage and breakfast style seating.

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### Family Room / Conservatory (24' 04" x 9' 0") or (7.42m x 2.74m)

UPVC double glazed Bi-Fold doors to the rear garden & tiled roof, skimmed ceiling with Velux style windows & spotlighting, ceramic tiled flooring, power points, radiator.

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### Utility Room (8' 08" x 8' 11") or (2.64m x 2.72m)

UPVC double glazed door to the side of property, skimmed ceiling, fitted units with laminate worktops and tiled splash backs, integrated fridge, ceramic sink, gas fired boiler, access to Reception and Shower Room.

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### Cloakroom (5' 03" x 2' 08" ) or (1.60m x 0.81m)

Skimmed ceiling, ceramic tiled flooring, partially tiled walls, WC, wash hand basin.

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### Shower Room (10' 0" x 9' 04") or (3.05m x 2.84m)

Skimmed ceiling, ceramic tiled flooring, wash hand basin in vanity unit, shower cabin with electric shower, radiator, space & plumbing for washing machine & tumble dryer.

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### Reception (15' 04" x 11' 08") or (4.67m x 3.56m)

UPVC double glazed window & doors to conservatory/family room, textured ceiling, radiator, power points, fitted fireplace with electric fire.

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**Bedroom Five (12' 0" x 6' 05") or (3.66m x 1.96m)**

UPVC double glazed window, coved & textured ceiling, radiator, power points.

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**Stairs & Landing**

Skimmed ceiling with spot lighting, airing cupboard with shelving & hot water tank, access to loft space.

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**Master Bedroom (16' 02" x 11' 02") or (4.93m x 3.40m)**

UPVC double glazed window, skimmed ceiling, fitted wardrobes and over bed storage, radiator, power points.

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**En-suite & Dressing Area (10' 0" x 8' 0") or (3.05m x 2.44m)**

UPVC double glazed window, skimmed ceiling with spotlighting, ceramic tiled flooring, fitted wardrobes and vanity unit, WC, wash hand basin, shower cabin with electric shower, towel radiator.

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**Bedroom Two (12' 11" x 10' 08") or (3.94m x 3.25m)**

UPVC double glazed window, coved & textured ceiling, fitted wardrobes, radiator, power points, storage cupboard.

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**Bedroom Three (15' 0" x 9' 03") or (4.57m x 2.82m)**

UPVC double glazed window, textured ceiling, radiator, power points, storage cupboard.

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**Bedroom Four (12' 06" x 9' 11" Max) or (3.81m x 3.02m Max)**

UPVC double glazed window, coved & textured ceiling, radiator, power points.

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**Bathroom (12' 01" Max x 8' 05" Max) or (3.68m Max x 2.57m Max)**

UPVC double glazed window, skimmed ceiling with spotlighting, fully tiled walls, ceramic tiled flooring, WC, wash hand basin, two vanity units, free standing bath, shower cabin with electric shower, radiator.

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**Outside Rear**

Fence enclosed with cast iron gate to the front. Low maintenance paved seating with attractive pergola. Out door power points & lighting, water tap.

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**Garden room (12' 01" x 9' 02"Min Min) or (3.68m x 2.79m Min)**

UPVC double glazed french doors to rear garden, laminate flooring, spotlighting, power points and television point.

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**Outside Front**

Walled boundary, large driveway for multiple vehicles, access via cast iron gate to rear garden

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Garage (11' 09" x 9' 08") or (3.58m x 2.95m)

Up & over door, power & electric

Tenure

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

Services

EPC Rating:71

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G











GROUND FLOOR

1ST FLOOR



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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.