

57 Rockfield Grove

Undy

Caldicot

Mon.

NP26 3FB

257,500



- Fantastic Three bedroom semi Detached
- Re-Fitted Kitchen
- Spacious Lounge-Dining Room
- Conservatory
- Refitted Family Bathroom & Cloakroom
- Delightful Rear Garden
- Driveway for Three Vehicles
- Popular Location in Undy Village- Great Transport Links

Ref: PRD11325



## General Description

Call Davis and Sons today to view this Fantastic Three Bedroom Semi Detached Property, This Lovely home has a Re-Fitted Kitchen, Spacious Lounge/Dining Room, Conservatory, Refitted Bathroom & Cloakroom, Rear Garden & Driveway. This property is in a great location close to Magor village and within walking distance to the local primary school.

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## Accommodation

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### Entrance Hall

Composite entrance door, skimmed ceiling, Karndean flooring, radiator, storage cupboard.

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### Cloakroom (6' 04" x 3' 01") or (1.93m x 0.94m)

UPVC double glazed window, skimmed ceiling, karndean flooring, WC, wash hand basin within vanity, splash back tiling, radiator.

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### Kitchen (9' 03" x 7' 07") or (2.82m x 2.31m)

UPVC double glazed window, skimmed ceiling, Karndean flooring, range of fitted units with contrasting worktops, splash back tiling, composite sink, gas hob, electric oven extractor, space & plumbing for washing machine, slim line dishwasher, tall fridge freezer.

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### Lounge/Dining Room (16' 05" Max x 15' 07" Max) or (5.00m Max x 4.75m Max)

UPVC double glazed window & door to conservatory, skimmed ceiling, laminate flooring, radiator, power & television points.

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### Conservatory (9' 02" x 7' 08" ) or (2.79m x 2.34m)

UPVC double glazed windows and door to garden, ceramic tiled flooring, power points.

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### Stairs & Landing

Skimmed ceiling, access via fitted ladder to a boarded loft space.

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### Master Bedroom (15' 04" x 10' 04") or (4.67m x 3.15m)

Two UPVC double glazed windows, skimmed ceiling, radiator, power points.

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### Bedroom Two (10' 04" x 7' 04") or (3.15m x 2.24m)

UPVC double glazed window, skimmed ceiling, radiator, power points.

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### Bedroom Three (8' 03" x 7' 11") or (2.51m x 2.41m)

UPVC double glazed window, skimmed ceiling, radiator, power points, double fitted wardrobe, storage cupboard housing gas boiler.

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Bathroom (6' 07" x 5' 09" ) or (2.01m x 1.75m)

UPVC double glazed window, skimmed ceiling, vinyl tile flooring, partially tiled walls, bath with mains shower, WC, wash hand basin within vanity, towel radiator.

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Outside Rear

Fence enclosed garden with paved seating area and pathway to front. Lawn bordered by a variety of trees and plants. The garden is private and benefits from a southerly aspect and a view over the estuary.

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Outside Front

Paved to front, driveway parking for up to three vehicles.

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Tenure

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

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Services

EPC Rating:74

Tenure

We are informed that the tenure is Freehold

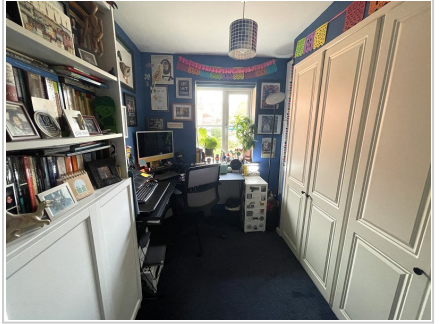
Council Tax

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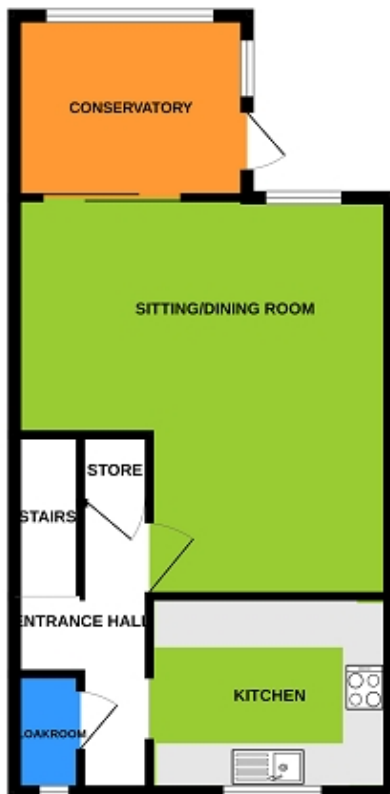
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GROUND FLOOR



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.