



### DIRECTIONS

From our Chepstow Office proceed up Moor Street, turning right on the A48. Proceed to the St. Lawrence roundabout taking the second exit. At the Newhouse roundabout take the M48 motorway towards Magor. Take the Magor turning at junction 23A, just after merging with the M4. Drive through the village of Magor towards Caldicot, on entering the village of Undy turn left into Rockfield Grove then turn right into Rockfield Way where the property can be found on your left.

### SERVICES

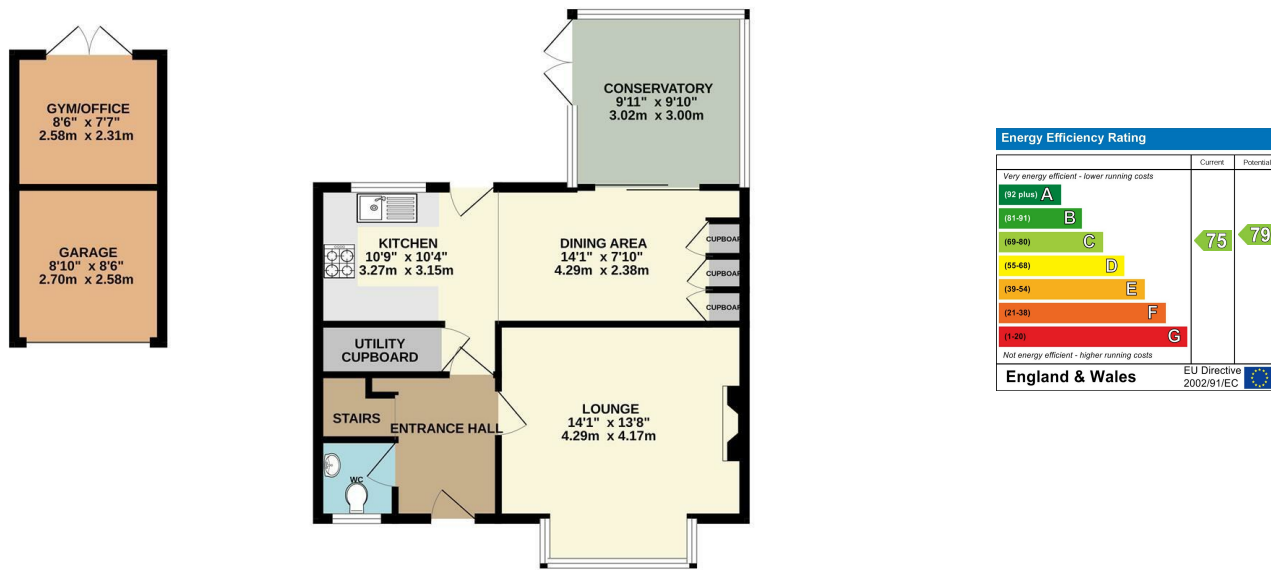
All mains services are connected to include mains gas central heating.  
Council tax band E.

### TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



# 14 ROCKFIELD WAY, UNDY, CALDICOT, MONMOUTHSHIRE, NP26 3FD



## £350,000

Sales: 01291 629292  
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**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:  
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.  
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Situated in a popular village location within this quiet yet convenient residential development this immaculately presented detached property will suit a variety of markets and offers fantastic well-planned living accommodation. The property briefly comprises to the ground floor entrance hall, cloakroom/WC, generous lounge with feature bay window, fantastic open plan kitchen/dining room as well as a conservatory offering further versatile space, to the first floor there are two double bedrooms including the principal with an en-suite shower room along with third single bedroom/study and a family bathroom. The property further benefits private driveway parking for several vehicles and a generous level, low-maintenance, rear garden with a feature outdoor kitchen area and a part-converted detached single garage - half offering storage and the other half currently utilised as a gym.

The property is within easy reach of the M4 motorway network providing direct links into Newport, Cardiff and Bristol as well as being a short drive from Severn Tunnel railway station and amenities offered in both Caldicot and Magor, schooling is also within a very short distance.

## GROUND FLOOR

### ENTRANCE HALL

A front door leads through to the entrance hall with tiled floor and half-turn staircase to the first floor landing.

### CLOAKROOM/WC

Comprises a modern neutral suite to include low-level WC and wall-mounted wash hand basin with tile splashback. Tiled floor. Frosted window to the front elevation.

### LOUNGE

**4.29m x 4.17m (14'1" x 13'8")**

A well proportioned reception room enjoying a feature bay window as well as a second smaller window to the front elevation flooding lots of natural light. Feature freestanding wood effect gas stove on a tiled base. Door to:-

### KITCHEN/DINING ROOM

**3.28m x 7.44m maximum measurement (10'9" x 24'4" maximum measurement)**

The kitchen area provides a good range of contemporary fitted wall and base units with solid wood worktop, tile splashback and inset one and a half bowl sink with drainer and mixer tap. A range of integrated appliances to include five ring gas hob with extractor hood over, eye level double oven/grill and full size dishwasher. Useful built-in understairs storage cupboard with space and plumbing for washing machine. Window and patio doors to the rear elevation enjoying views across the gardens. The dining area provides plenty of space for dining table and chairs. Further fitted units to include space for an American style fridge/freezer. Feature tiled floor throughout. From the dining area sliding patio door leads to:-

### CONSERVATORY

**3.02m x 3.00m (9'11" x 9'10")**

A versatile space currently utilised as a second sitting area, double glazed to all sides with French doors leading out to the rear garden. Tiled floor.

### FIRST FLOOR STAIRS AND LANDING

The half-turn staircase with window to the side elevation leads to the landing area with loft access hatch and built-in airing cupboard. A new Worcester Bosch boiler installed February 2026, situated within the loft space.

### PRINCIPAL BEDROOM

**4.45m x 3.45m (14'7" x 11'4")**

A generous double bedroom enjoying a window to the front elevation. Fitted wardrobes. Door to:-

### EN-SUITE SHOWER ROOM

Comprising a modern contemporary suite to include double width walk-in shower cubicle with featured tile surround and waterfall showerhead, wash hand basin inset to vanity unit with tile splashback and mixer tap, and low-level WC. Frosted window to front elevation. Tiled floor.

### BEDROOM 2

**3.48m x 3.28m (11'5" x 10'9")**

A good size second double bedroom again benefiting fitted wardrobes and window to the rear elevation.

### BEDROOM 3

**2.39m x 2.39m (7'10" x 7'10")**

Currently utilised as a study. Wood effect flooring. Window to the rear elevation.

### FAMILY BATHROOM

Comprises a modern and contemporary suite to include panelled bath with handheld shower attachment, wash hand basin inset to vanity storage unit with mixer tap and low-level WC. Tiled floor and half-tiled walls. Frosted window to rear elevation.

### GARDENS

The generous front garden comprises a private driveway laid to tarmac providing parking for two vehicles, there is also a third parking space laid to block paving. Steps lead down to the front entrance with storm porch and an area laid to lawn bordered by attractive mature plants and shrubs. The rear garden comprises a very generous paved patio area. Wooden pergola with feature Mediterranean style outdoor kitchen space with power and exterior lighting creating a really contemporary feel ideal for entertaining. Furthermore the rear garden offers an area laid to level lawn and at the rear boundary there is a low-maintenance area laid to stones with a range of attractive potted plants and a useful lockable storage shed. The rear garden is fully enclosed by fencing to all sides and benefits gated pedestrian access to one side leading to the front of the property.

### GARAGE

**2.57m x 5.00m overall measurement (8'5" x 16'5" overall measurement)**

A manual up and over door leads into the garage which has been part converted to provide a storage area with half of the garage currently being utilised as a gym. French doors give access to the rear garden.

### SERVICES

All mains services are connected to include mains gas central heating.

