



**42 Kensington Park  
Magor  
Caldicot**



**IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOME**

- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
- HIGHLY SOUGHT-AFTER DEVELOPMENT
- THREE BEDROOMS
- STYLISH FAMILY BATHROOM
- GROUND FLOOR WC
- LOUNGE LEADING TO KITCHEN/DINER
- ENCLOSED REAR GARDEN
- DOUBLE-WIDTH DRIVEWAY TO THE FRONT
- ADDITIONAL PARCEL OF LAND BEYOND THE OUTER WALL
- NEAR TO AMENITIES AND ROAD LINKS

**Chain Free £280,000**



**CARDIFF**

1, St. Martin's Row,  
Albany Road, Cardiff  
CF24 3RP

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02920 456 444



**NEWPORT**

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Newport, NP20 4BP  
info@james-douglas.co.uk  
01633 212 666



**PONTYPRIDD**

1 Church Street,  
Pontypridd, CF37 2TH  
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01443 485000

# Kensington Park, Magor, NP26 3QH

## Introduction

Offered for sale within this mature and highly sought-after development in Magor is this beautifully presented semi detached family home, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as easy access to the M4 motorway, providing an easy commute to neighbouring towns and cities.

The property was built by Bellway Homes in the late 1990's and has been well maintained and improved in recent years.

On entering the property, you are welcomed into the hallway which leads off to a WC, a good sized lounge and an open plan kitchen/diner with doors out to the garden. Upstairs, there are three good sized bedrooms (bedroom one featuring built-in wardrobes) and a stylish, re-fitted family bathroom with bath and shower.

Outside, the frontage offers a double-width driveway allowing effortless parking for two cars. The rear garden is enclosed, laid to lawn and decking and features a storage shed and side access. There is also an additional parcel of land running parallel with the garden wall meaning there could be scope to extend the garden or the property (subject to relevant planning and permissions).

Viewing is essential to appreciate what this lovely home has to offer, call our friendly sales team to arrange your viewing or enquire.

## Tenure

Freehold

## Boundaries

All legal boundaries should be confirmed by your solicitor

## Council tax

Band D

## Viewing


By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.






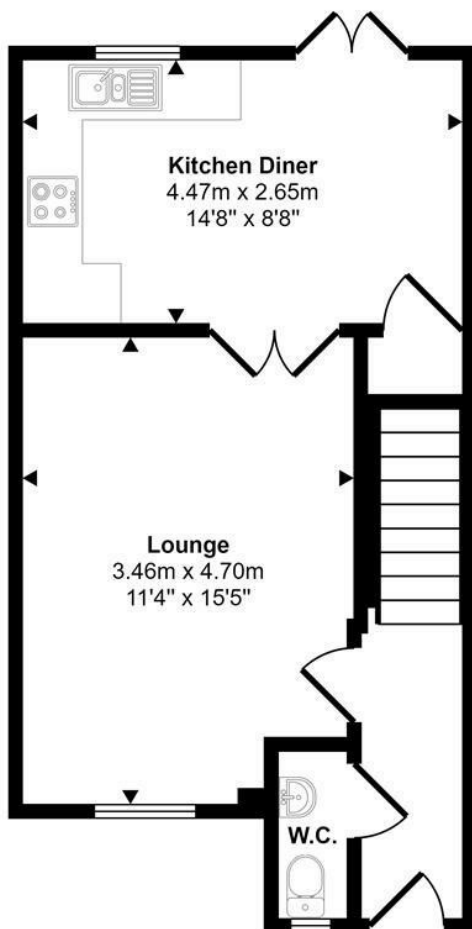
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

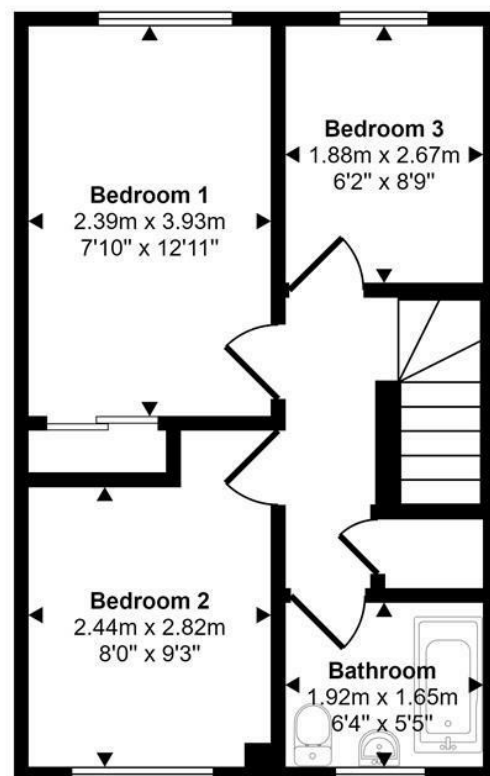
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approx Gross Internal Area  
69 sq m / 747 sq ft



**Ground Floor**  
Approx 36 sq m / 386 sq ft



**First Floor**  
Approx 34 sq m / 361 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.