



**3 Langley Cottages St. Brides Road
Magor
Caldicot**



SPACIOUS AND EXTENDED THREE BEDROOM COTTAGE

- NO ONWARD CHAIN
- IMPRESSIVE OPEN PLAN KITCHEN/DINING/LIVING AREA
- SPACIOUS LOUNGE
- GROUND FLOOR WC AND SHOWER ROOM
- THREE BEDROOMS
- LOVELY ENCLOSED REAR GARDEN
- MODERN WINDOWS AND HEATING SYSTEM
- FINISHED TO A HIGH STANDARD
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD LINKS CLOSE BY

Chain Free £280,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP
info@james-douglas.co.uk
02920 456 444



NEWPORT

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



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Langley Cottages, Magor

Introduction

A fantastic and rare opportunity to purchase this much improved and extended end-terraced characterful property situated on St Brides Road in Magor, offered for sale with no onward chain and benefitting from easy access to excellent amenities and major road links. Within walking distance there are local shops, bus stops and well regarded schools as well as easy access onto the M4 motorway, providing easy access to local towns and cities.

On entering the property, we are welcomed into the hallway which leads off to a spacious front lounge and a spacious open plan kitchen/lounge/dining area with central island, then further on to a ground floor shower room and toilet then, upstairs, three bedrooms.

Outside, the rear garden is of good size and relatively private, mainly laid to lawn but with a patio area

Tenure

Freehold

Council tax

Band D

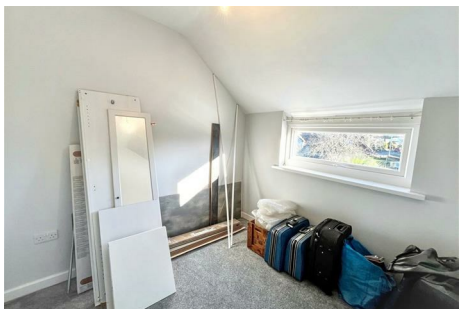
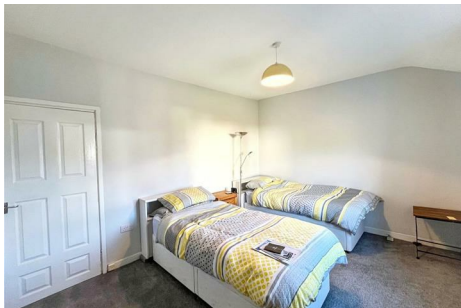
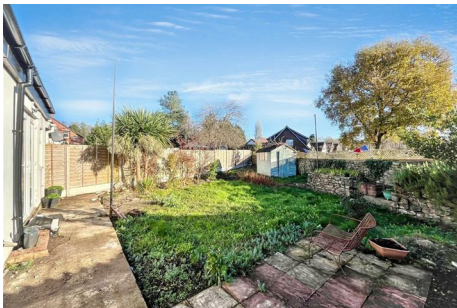
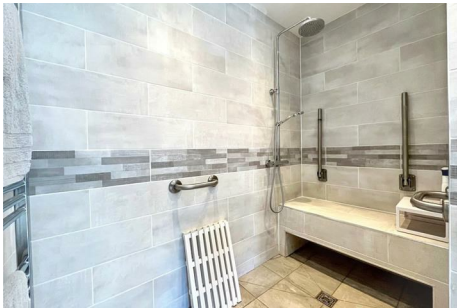
Boundaries

Boundaries should be confirmed by your solicitor

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.



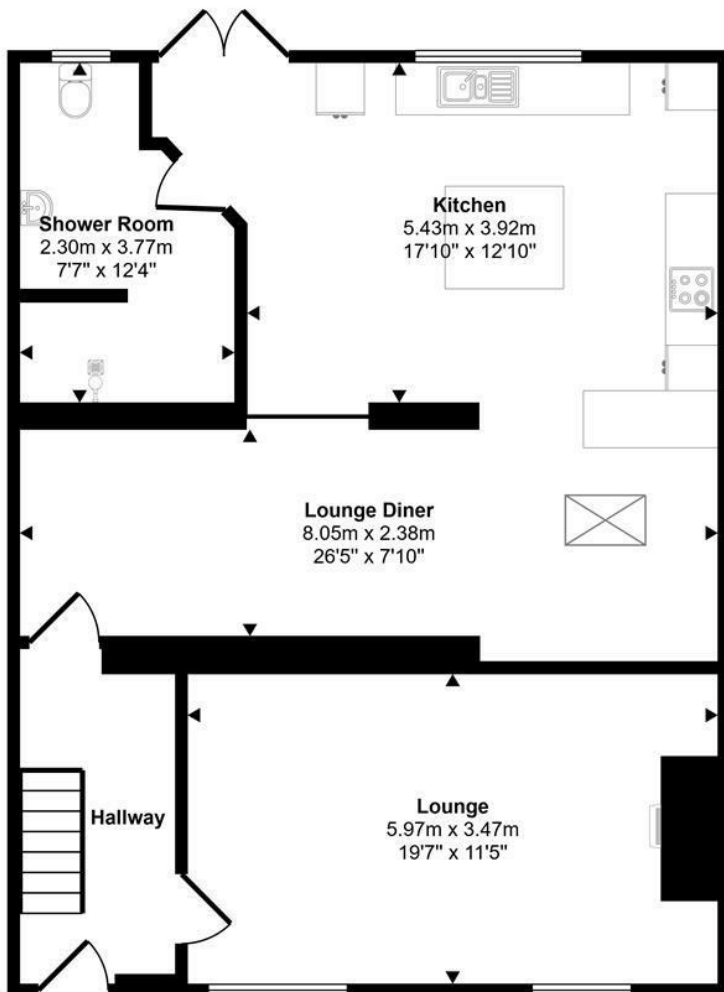
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

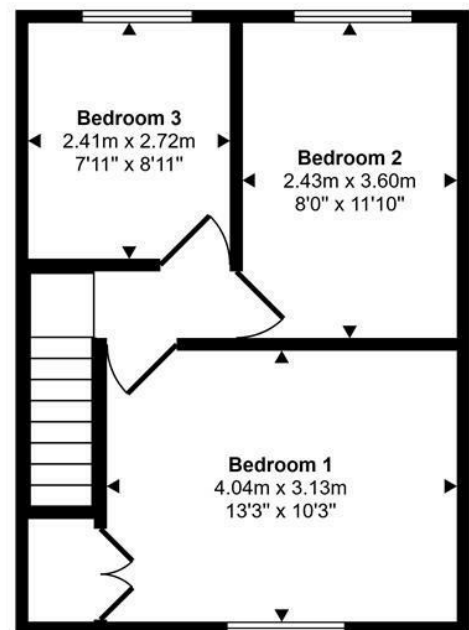
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
118 sq m / 1267 sq ft



Ground Floor
Approx 83 sq m / 899 sq ft



First Floor
Approx 34 sq m / 368 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.