



CALDICOT

Guide price **£430,000**



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104 CHEPSTOW ROAD

Caldicot, Monmouthshire NP26 4JA



Annexe with a double ensuite bedroom
Located close to amenities and Caldicot Castle
Sizeable south westerly rear gardens

Located on the outskirts of Caldicot Town this delightful semi-detached cottage is within proximity to local amenities and both primary and comprehensive schooling, this property epitomises comfort and convenience, with Caldicot Castle and Country Park being within just a short walk from the property.

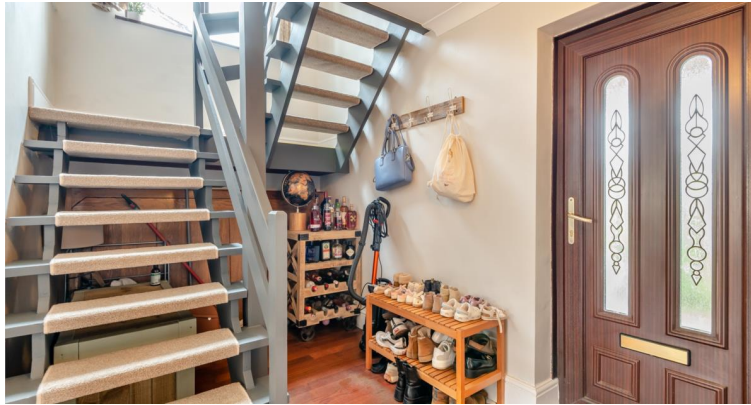
Boasting a thoughtfully reconfigured layout and tasteful refurbishments, the spacious three-bedroom main dwelling offers a cosy sanctuary for family living.

Additionally, a convenient one-bedroom annexe provides versatile accommodation options, ideal for guests or independent living, as well as an ideal office space for those wishing to work from home, junction 23A (M4 access) is only a short distance away.

Much thought has been given by the present owners to the reconfigured layout, in particular to the first floor where an ensuite has been created off the principal bedroom and a superb family bathroom which includes an oversized oval bath. The property stands in a sizable south westerly facing plot which must be viewed to be appreciated.



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KEY FEATURES

- Charming semi-detached cottage
- Three double bedrooms (further bed to the annexe)
- Spacious reception room
- Ensuite to principal bedroom
- Off road parking for several vehicles
- Viewing highly recommended



STEP INSIDE



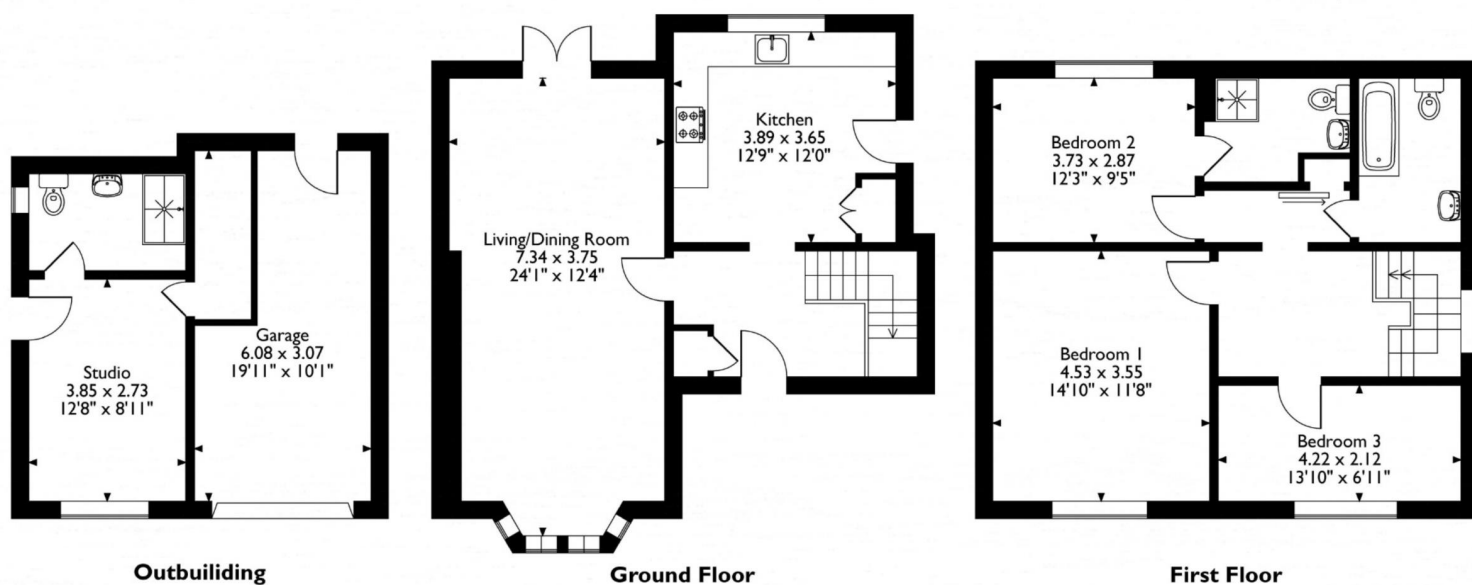
Presented with impeccable charm, this delightful three-bedroom semi-detached cottage exudes character at every turn. Upon entering the front reception hall, you're greeted by a spacious area featuring a turned staircase leading to the first-floor landing, with generous open storage beneath.

The living room, stretching from the front to the rear of the property, offers ample space for furniture arrangement, with the option of hosting a dining table if desired. French doors open onto the rear sun terrace, while an attractive slate hearth with a wooden mantle above adds to the cosy ambiance.

The kitchen boasts a superb array of refitted base and wall units, providing ample storage and workspace. There's room for a breakfast table, perfect for casual dining, complemented by a slate tiled floor and the inclusion of a 5-burner Rangemaster range.

A window to the rear elevation offers delightful garden views, with a convenient door to the side elevation completing this inviting culinary space.

Approximate Gross Internal Area
Main House = 112 Sq M/1206 Sq Ft
Garage/Outbuilding = 35 Sq M/377 Sq Ft
Total = 147 Sq M/1583 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Then stepping up to the first floor, the three double bedrooms offer ample space for relaxation, each with its own unique charm and aspect.

The principal bedroom, positioned at the rear of the house, overlooks the rear garden. Its ensuite shower room boasts modern elegance with a pristine white suite which includes a spacious double-width shower enclosure featuring a rain shower.

Bedroom two serves as an impressive guest room, offering generous proportions and a welcoming front-facing aspect. Meanwhile, bedroom three mirrors this front-facing aspect and will also accommodate a double bed. The family bathroom showcases a superb refit with a white suite highlighted by an oversized oval-shaped bath and a swan-neck mixer tap with a shower attachment.

In addition to the main house, part of the original garage has been ingeniously repurposed into a flexible annexe space, currently serving as a photography studio.

Originally intended as an additional bedroom, this annexe boasts the added convenience of an ensuite shower room, perfectly complemented by an additional walk-in area, ideal for storage or perhaps a walk-in wardrobe. An additional WC adds further practicality to this multifunctional space, this is currently boxed in.

STEP OUTSIDE



The property is located within a sizeable south-westerly facing plot, this property boasts an exceptional outdoor space perfect for entertaining. Thoughtfully enhanced by the current owners, a captivating illuminated pergola casts a warm glow over the raised decked area, creating an inviting ambiance.

Enclosed by fencing, the rear garden is principally lawned, with a paved sun terrace, and even a sand pit. Gated access leads to the front driveway and there is a useful wooden storage. At the front, parking for up to five vehicles awaits, with the driveway dividing the manicured front lawn.

While the original garage door remains, it now offers ample storage instead of housing a garage, adding further practicality to the property.

AGENTS NOTE: Garage converted to an annexe DC/2016/00696.

INFORMATION

Postcode: NP26 4JA

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Chepstow proceed straight over at the High Beech Roundabout signposted Caerwent/Newport(A48). Continue down the hill and pass St Pierre Country Club on the left-hand side. Proceed up the hill, and at the next roundabout turn left in the direction of Caldicot. Continue along without road without deviation for a few miles and carry straight on (2nd exit) at the next roundabout (Mitel). A short distance along this road turn right on to Chepstow Road, where after a short distance the property can be found (set back) on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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