



CALDICOT

Guide price £440,000



13 KIRRLACH CLOSE

Caldicot, Monmouthshire NP26 4QE



Spacious reception room
Enclosed rear gardens with sun terrace
Garage and off-road parking for 3 cars

Located on the outskirts of Caldicot Town, this delightful, detached property 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 distance from the property.

Boasting a flexible layout and offering lateral living with tasteful refurbishments, this spacious 3-bedroom property offers an ideal opportunity for those wanting a single storey dwelling located close to local amenities. The property includes a garage with off road parking for 3 cars, established gardens and an internal room, potentially a study, ideal space for those wishing to work from home. For those needing to commute junction 23A (M4 access) is only a short distance away, as is the main line station at Severn Tunnel Junction in Rogiet.



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KEY FEATURES

- Superb detached bungalow
- 3 bedrooms
- Ensuite and Jack & Jill shower room
- Popular cul de sac
- Close to local amenities
- Flexible layout



STEP INSIDE



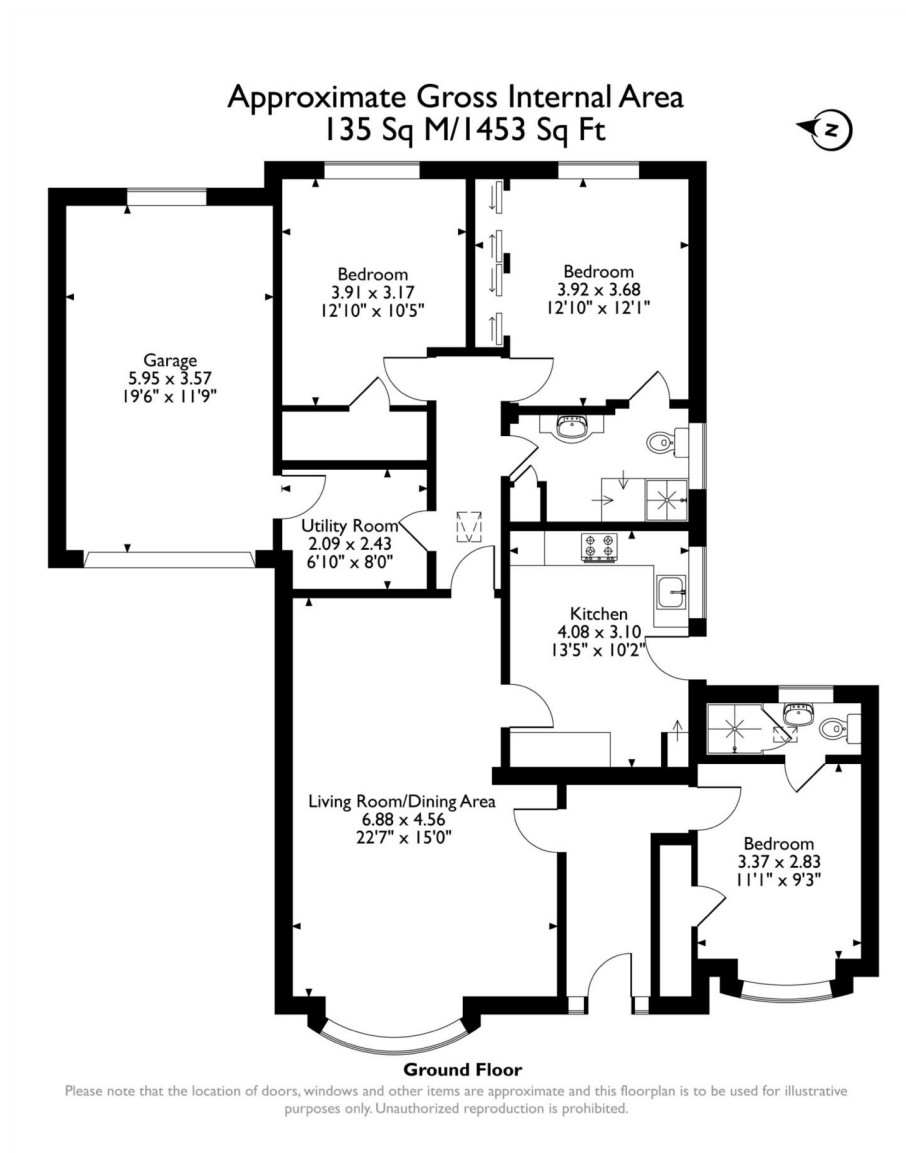
The property welcomes you through a front entrance door into an L-shaped reception hall, providing access to both the living room and guest bedroom.

The guest bedroom is a charming, front-facing double room that benefits from a practical walk-in storage/wardrobe area and a private en-suite. The en-suite is well-appointed with a contemporary three-piece suite in white, featuring a fully tiled shower enclosure. Additionally, this space offers convenient loft access.

The main reception room is an impressive front-facing living area, generously proportioned to accommodate both a comfortable seating arrangement and a dedicated dining space.

From here, doors lead to both the inner hallway and the kitchen.

The kitchen itself is spacious and has been tastefully refurbished with an extensive selection of base and wall-mounted units, complemented by stylish work surfaces. A side-facing window and an external door provide natural light and access to the outside. The kitchen is well-equipped with integrated appliances, including a four-ring hob, a canopied cooker hood, Quooker boiling tap, a slimline dishwasher, an oven, and a microwave. Additionally, an American-style fridge freezer is included as part of the property.



The remaining rooms are accessed via the inner hallway, which also provides access to a partially boarded loft space.

At the rear of the property, there are two well-proportioned double bedrooms that offer delightful garden views.

One of these bedrooms benefits from a practical walk-in storage/wardrobe, while the other features a triple mirror-fronted wardrobe and direct access to a Jack and Jill shower room, which is also accessible from the inner hallway. This shower room is fitted with a modern three-piece suite, including an oversized shower enclosure with a luxurious rain shower.

Completing the internal accommodation is a versatile multi-functional room (without a window). This flexible space could be potentially used as a study, making it perfect for those working from home. Additionally, it provides internal access to the garage, offering further convenience.

STEP OUTSIDE



The property is situated on a sizeable plot, featuring off-road parking for up to three cars at the front via a paved driveway. This driveway leads to a garage equipped with electric light and power, an electric roller door and internal door to the property, along with utility plumbing. The front garden is neatly laid, with a lawned area and well-maintained planted borders.

The rear garden is enclosed by natural hedging and offers a good degree of privacy, to include convenient side pedestrian access. Designed for low maintenance, the garden features a paved sun terrace, perfect for outdoor relaxation and entertaining, with an electric awning which at the touch of a button provides a full canopy to the garden furniture area. There is also a neatly manicured lawned area and feature rockery, along with planted borders. There is an outside water tap and a useful covered seating/storage area. Outside water tap.

INFORMATION

Postcode: NP26 4QE
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

At the roundabout at the top of Chepstow, take the 3rd exit and stay on A48 signposted Caerwent. Continue along the A48, passing St Pierre Hotel on the left-hand side and at the next roundabout take the 1st exit. Continue along this road without deviation and carry straight on at the Mitel Roundabout bypassing Caldicot Town Centre. Proceed through two sets of traffic lights and drop down the hill. Continue along this road and take the last right turn when leaving Caldicot onto Dewstow Road, take the second turning on the left into Kirrlach Close, where the property can be found at the top, on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)	76	
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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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.