



CALDICOT

Guide price **£425,000**



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46 CLOS YSTWYTH

Caldicot, Monmouthshire NP26 4RE



4 Bedrooms - Ensuite to principal bedroom
Drive through garage with 2 parking spaces
Ideally located for commuting

This well presented 4-bedroom detached property is located on the outskirts of Caldicot town centre. 46 Clos Ystwyth is close to local amenities, including the beautiful grounds of Caldicot Castle & Country Park. The town of Caldicot offers a range of facilities to include primary and comprehensive schooling, a range of local inns and restaurants plus shopping and leisure facilities. There is access to the M4 motorway network in the neighbouring town of Chepstow and also at Magor.

The property was built by Taylor Wimpey Homes approximately 10 years ago, and is the Earham design, it is worthy to note the four sizeable bedrooms, the spacious kitchen that can accommodate a table within the dining area. There are enclosed rear gardens and a drive through garage with parking to the front and rear of the garage.

The property also includes zoned central heating, fibre optic broadband, an electric car charging point, and blinds throughout.



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KEY FEATURES

- Well-presented detached property
- Spacious living room
- Open plan kitchen/dining room
- Utility room with cloakroom
- Close to local amenities and schooling
- Enclosed rear garden



STEP INSIDE



As you step through the entrance door, you are welcomed into a compact reception hallway. From here, you have access to the living room, stairs leading to the first floor, and a box housing broadband.

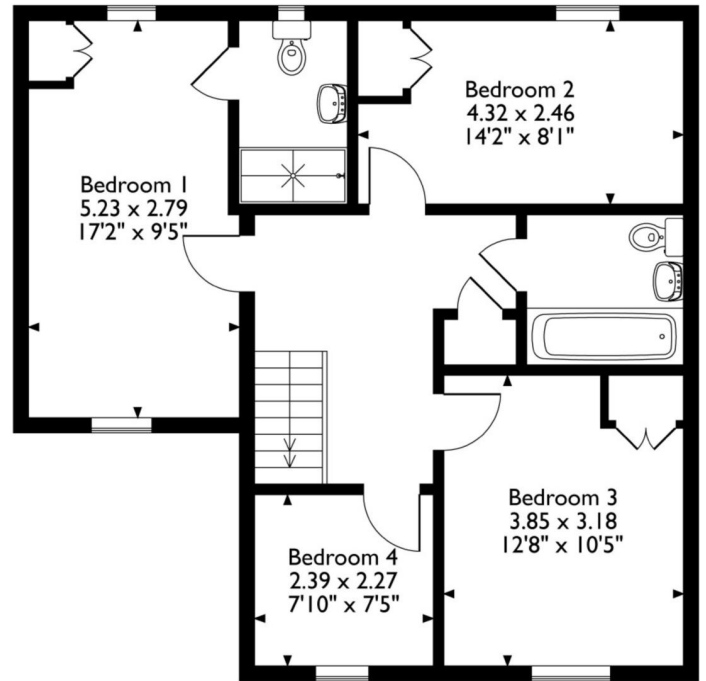
The living room is a generously sized, front-facing reception area, offering ample space for various furniture arrangements. This versatile space can be tailored to individual tastes, making it ideal for family living.

The kitchen serves as the heart of the home, boasting a spacious layout with a dedicated dining area. This section includes a useful under-stairs storage space and doors leading to the rear sun terrace. The kitchen is well-equipped with a range of base and wall units, integrated appliances - including a four-ring hob, double oven, and dishwasher - along with space for a fridge freezer. A large window overlooking the garden enhances both the aesthetic appeal and functionality of this space.

Adding to the kitchen's practicality is a separate utility room, complete with plumbing, space for a washing machine and a tumble dryer, a triple-wall storage cupboard, a WC, and a wash hand basin.

Ascending to the first floor, you are welcomed by a spacious landing area, which provides access to all four bedrooms and the family bathroom.

The loft is easily accessible via a fitted ladder and benefits from lighting, with a boarded area providing additional storage space.



Bedrooms two and three are well-proportioned and can comfortably accommodate a double bed, each featuring built-in wardrobes for convenient storage.

STEP OUTSIDE



The gardens extend to both the front and rear of the property, offering a blend of practicality and outdoor space. The front garden features a neatly maintained lawn alongside an off-road parking space, which leads to a drive-through garage. This garage benefits from dual doors, power, and lighting, as well as a rear parking space for added convenience. Additionally, built-in storage racking within the garage will remain with the property.

The rear garden is well-enclosed by fencing. Principally laid to lawn, it provides a versatile outdoor space suitable for relaxation or family activities. Practical additions include an outside water tap and lighting, enhancing the garden's usability throughout the year.

INFORMATION

Postcode: NP26 4RE

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Chepstow proceed along the A48 in the direction of Caerwent for approx 5 miles in total, passing St Pierre Golf & Country Club on the left-hand side. At the roundabout continue straight over, continuing along the A48. On entering the dual carriageway (and passing the farm shop on the left), turn left just after the speed camera into the village of Caerwent.

Continue and take a left turn (to Caldicot) just prior to The Coach & Horses pub. Continue along this road without deviation (do not turn right on to Dewstow Road). At the roundabout take the first turn into Heol Trothy and at the T junction turn left, following the road around and down the hill turn left at the bottom, and following the numbering the property is located within a right hand cul de sac.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	80	90
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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