



CALDICOT

Guide price **£465,000**



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23 CLOS LLYNFI

Caldicot, Monmouthshire NP26 4RB



4 sizeable bedrooms
Private walled well established rear gardens
Driveway for 2 cars and garage

Nestled in a sought-after residential area on the edge of Caldicot town, this beautifully presented detached executive home offers a perfect blend of space, style, and practicality. Just a short stroll from the historic Caldicot Castle and its scenic grounds, the property enjoys a prime location with convenient access to local amenities, including shops, restaurants, pubs, and well-regarded schools. Excellent transport links via bus, rail, and road make commuting to Bristol, Cardiff, and Newport both quick and straightforward.

Offering detached 4-bedroom accommodation, with an established, walled rear garden and off-road parking plus a garage, this home showcases the popular 'Heritage' design, which includes elegant features such as high ceilings, tall skirting boards, and fitted window shutters that reflect a high level of craftsmanship and attention to detail. With its combination of quality, space, location, and presentation, this property offers an exceptional opportunity for those seeking a refined yet practical family home in a well-connected and historic part of Monmouthshire.



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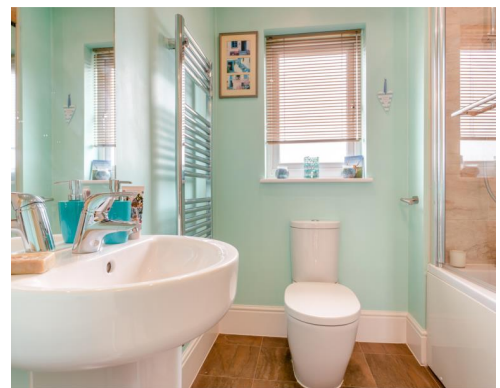


KEY FEATURES

- Well-presented detached Redrow built family home
- Superb open plan kitchen/family/dining room
- Sought after development close to local amenities
- Walking distance to Caldicot Castle & Country Park
- Utility room, ensuite and cloakroom
- Ideal for M4 commuting



STEP INSIDE



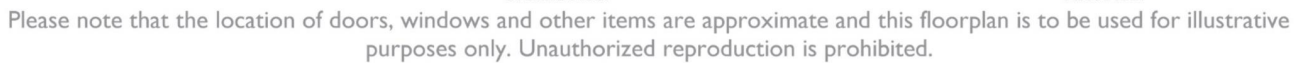
The home itself is set within a generous, level plot and boasts a thoughtfully designed layout spread over two floors.

Upon entering, you're welcomed by a spacious and bright hallway, setting the tone for the well-proportioned and tastefully finished interiors throughout.

A stylish living room offers a peaceful space to relax with a front facing aspect, while the heart of the home lies in the impressive open-plan kitchen, dining, and family area - ideal for modern living and entertaining.

This versatile sizeable space features a contemporary kitchen with integrated appliances, a sociable breakfast bar offering informal dining, and dual aspects including patio doors that lead out to the established rear garden. A woodburning stove has been added and provides a beautiful focal point to this well-proportioned room.

A practical utility room provides additional storage and appliance space, with direct access to the rear garden, and a downstairs cloakroom/WC adds further convenience.



A modern family bathroom, complete with bath and shower over, serves the additional bedrooms.

The principal bedroom enjoys the benefit of an en-suite shower room and built-in wardrobes, while the remaining bedrooms offer flexibility for family use, guests, or home working. Bedroom two also benefits from fitted wardrobes.

STEP OUTSIDE



The external features of the property are equally appealing. The front garden has landscaped borders for low maintenance, complemented by a private driveway offering off-street parking for two vehicles and access to a detached garage with power and lighting.

To the rear, the fully enclosed garden is designed for easy upkeep, featuring a large paved sun terrace, ideal for outdoor dining and entertaining, along with a lawn area bordered by mature plants and shrubs - perfect for families with children or those who enjoy spending time outdoors. The garden is private and offers additional space due to its corner plot position.

INFORMATION

Postcode: NP26 4RB
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 in to 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, at the end turn left where the property is located on the right-hand corner.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		88
B (81-91)		
C (69-80)	79	
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.