



CALDICOT

Guide price £425,000



27 CLOS RHEIDOL

Caldicot, Monmouthshire NP26 4JD



No onward chain
Conservatory with garden views
Close to local amenities & Caldicot Castle

This well presented 4-bedroom detached property is located on the outskirts of Caldicot town centre. 27 Clos Rheidol 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 Redrow Homes in 1999, it is a Sheridan design and part of the Heritage Collection, it is worthy to note the four well-proportioned bedrooms, the spacious kitchen that can accommodate a table and the conservatory that overlooks the pretty rear garden. The property benefits dedicated off road parking for two cars and a garage.



Guide price
£425,000



KEY FEATURES

- Detached Redrow built property
- 4 Bedrooms - Principal bedroom ensuite
- Well-proportioned kitchen
- Utility room & cloakroom
- Ideal for commuting with M4 access close by
- Garage & off-road parking for two cars



STEP INSIDE



Step through the front entrance into a welcoming reception hall, where doors lead to the cloakroom, kitchen, and spacious living room, with stairs rising to the first floor.

The cloakroom is tastefully fitted with a modern two-piece white suite - ideal for guests.

The living room, positioned at the front of the property, provides a generous and versatile space, perfect for various furniture layouts and comfortable family living.

An archway opens into the dedicated dining area, easily accommodating a dining table and providing direct access to both the conservatory and kitchen.

The conservatory serves as a bright and tranquil extension of the living space, offering lovely views over the rear garden and access for seamless indoor-outdoor living.

The kitchen, located at the rear of the home, is fitted with an extensive range of base and wall units, integrated appliances, and ample space for a breakfast table - ideal for informal family meals.

Additional functionality is provided by a useful understairs cupboard and access to the utility room, which houses the central heating boiler, extra storage, and a side door to the exterior.

The family bathroom completes the accommodation, fitted with a classic three-piece suite including a bath with shower attachment.

STEP OUTSIDE



The front of the property presents a welcoming first impression, featuring a neatly lawned area alongside two off-road parking spaces and a single garage equipped with power and electric - ideal for storage or workshop use. A convenient gated side path offers easy access to the rear garden, perfect for day-to-day practicality and pedestrian access to the garage.

Step into the beautifully maintained rear garden, a private and secure space enclosed by fencing and thoughtfully planted with mature shrubs for year-round colour and interest. A paved sun terrace provides the perfect spot for outdoor dining or relaxing in the sun and there is a greenhouse. There's also an outside water tap and as previously mentioned gated access to the side, making this garden both functional and inviting. The property also benefits from a garden shed.

AGENTS NOTE: The front boundaries to either side of the garden are defined by the pathways.

INFORMATION

Postcode: NP26 4JD

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 continue straight over and down the hill, Clos Rheidol is a right-hand turn, where the property can be found on the right-hand side on entering the cul-de-sac.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	69	79
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 caldicot@archerandco.com
 www.archerandco.com



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.