



## DIRECTIONS

From our Chepstow Office, proceed up the High Street turning right onto the A48, at the main roundabout go straight over continuing along this road without deviation taking the first left hand turning into Caerwent itself. Turn left at the crossroads towards Caldicot and proceed along this road until reaching the roundabout, at the roundabout take the first exit into Heol Trothy. Proceed along the development, taking first left hand turn into Heol Sirhowy, follow the road around into Clos Llynfi where the property can be found on the first corner on the right.

## SERVICES

All mains services are connected, to include mains gas central heating.  
Council Tax Band F.

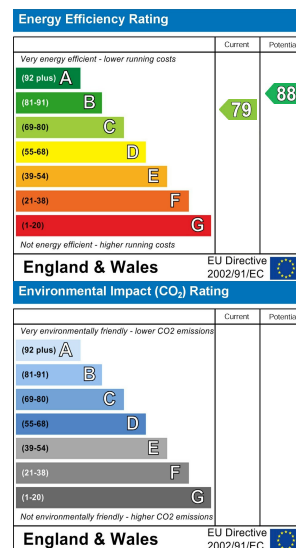
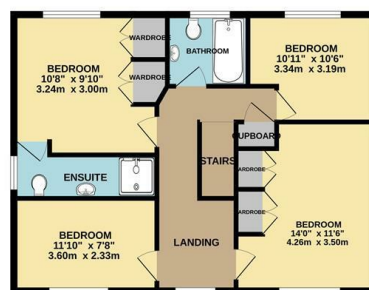
## TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR  
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 1534 sq.ft. (142.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix (2025)

**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:  
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



**23 CLOS LLYNFI, CALDICOT, MONMOUTHSHIRE,  
NP26 4RB**

4 2 2 C

**£474,950**

**Sales: 01291 629292**  
**E: sales@thinkmoon.co.uk**



Situated in this popular residential location on the edge of Caldicot town and within walking distance to the historic Castle and its grounds, Clos Llynfi comprises an immaculately presented detached executive family home, affording deceptively spacious and versatile living accommodation arranged over two floors. The well-planned layout briefly comprises to the ground floor: a welcoming entrance hall, fantastic well-proportioned lounge, sizeable open plan kitchen/dining/family room, as well as a useful utility and WC/cloakroom. To the first floor there are four double bedrooms including the principal with en-suite and fitted wardrobes, furthermore there is a family bathroom. The property stands in a generous level plot, enjoying a low-maintenance rear garden, private driveway and detached garage. This 'Heritage' design affords attractive features to include high-ceilings and high skirting boards, along with fitted shutters to most of the windows, this provides excellent attention to detail.

Being situated in Caldicot a range of local amenities are within a short walking distance including pubs, restaurants, local shops and schools. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.



## OUTSIDE

### GARAGE

Detached single car garage with light and power connected. Manual up and over door.

### GARDENS

To the front is a low maintenance garden area with a range of mature plants and shrubs and pathway leading to the entrance door. Private tarmac driveway providing off-street parking for two vehicles and leading to the garage. To the rear is a spacious and a low maintenance garden comprising a sizeable paved patio area perfect for dining and entertaining, leading to an area laid to lawn perfect for children to play. Range of mature plants and shrubs. Fully enclosed by timber fencing and brick walls, as well as side gate leading to the driveway.

### SERVICES

All mains services are connected, to include mains gas central heating.





### BEDROOM 3

3.34m x 3.19m (10'11" x 10'5")

A further good-sized double bedroom with window to rear elevation.

### BEDROOM 4

3.60m x 2.33m (11'9" x 7'7")

A double bedroom which is currently being utilised as a home office. Window to the front elevation.

### FAMILY BATHROOM

Comprising a modern and neutral suite to include panelled bath with mains fed shower over, glass shower screen, low level WC and wall mounted wash hand basin with mixer tap. Heated towel rail. Part-tiled walls and tiled flooring. Frosted window to rear elevation.



### GROUND FLOOR

#### ENTRANCE HALL

Entrance door to the front elevation leads into a welcoming and spacious entrance hall with stairs to first floor. Useful understairs storage area. Contemporary tiled flooring.

#### GROUND FLOOR WC/CLOAKROOM

Comprising a neutral suite to include low level WC and wall mounted wash hand basin with mixer tap and tiled splashback. Contemporary tiled flooring.

#### LOUNGE

5.16m x 3.50m (16'11" x 11'5")

Comprising a fantastic, very well-proportioned reception room with window to front elevation.

#### UTILITY ROOM

2.82m x 1.80m (9'3" x 5'10")

Fitted with base units and worktop space. Inset stainless steel sink with drainer. Space for washing machine and fridge. Wall mounted Baxi boiler which was replaced in 2024. Built-in storage cupboard. Door to rear garden.





### OPEN PLAN KITCHEN/FAMILY DINING ROOM

An 'L' shape kitchen/family/dining room providing fantastic well-proportioned open plan living space for every day family living needs. Contemporary tiled flooring.

#### KITCHEN AREA

**4.26m x 3.60m (13'11" x 11'9")**

Comprising an extensive range of contemporary fitted base and eye level storage units with ample work surfacing over. Inset one and a half bowl and drainer stainless steel sink unit. Integrated appliances to include four ring gas hob with extractor hood over, dishwasher, eye level electric oven/grill, separate microwave and full height fridge freezer. Large window to front elevation. Useful breakfast bar area ideal for eating and entertaining, which leads to :-

#### LIVING AREA

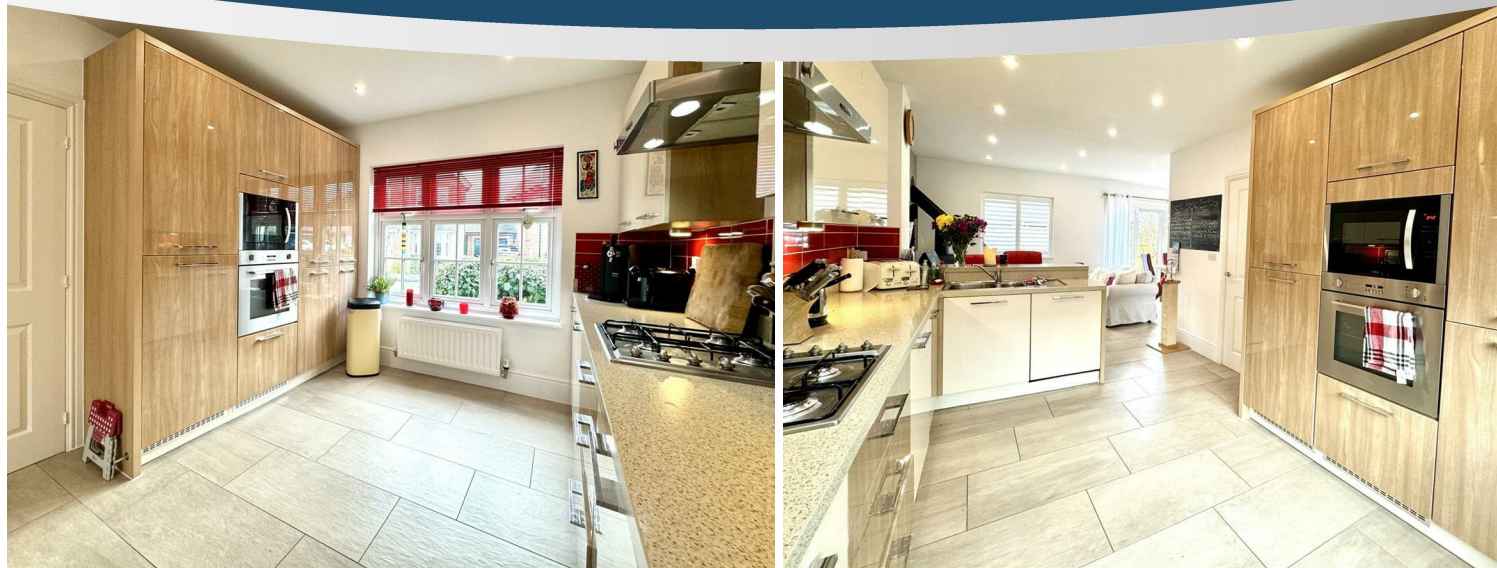
**3.60m x 2.70m (11'9" x 8'10")**

With window to rear elevation. Feature wood burning stove. Dining area enjoying patio doors to the rear patio area.

#### DINING AREA

**2.70m x 2.67m (8'10" x 8'9")**

Dining area with doors to the rear patio area.



### FIRST FLOOR STAIRS AND LANDING

A spacious galleried landing with access to all first-floor rooms. Window to front elevation flooding lots of natural light. Loft access point. Useful airing cupboard with built-in shelving and housing the water tank.

#### PRINCIPAL BEDROOM

**3.24m x 3.00m (10'7" x 9'10")**

A generous double bedroom with fitted wardrobes. Window to rear elevation. Door to:-

#### EN-SUITE

Comprising a modern suite to include double width walk-in shower with mains fed shower over, wash hand basin with mixer tap inset to vanity unit and low-level WC. Heated towel rail. Part-tiled walls and tiled flooring. Frosted window to the side elevation.

#### BEDROOM 2

**4.26m x 3.50m (13'11" x 11'5")**

A generous double bedroom with window to the front elevation and benefitting from fitted wardrobes.

