



# CALDICOT

Guide price **£330,000**



# 14 CLOS YSTWYTH

Caldicot, Monmouthshire NP26 4RE



No onward chain  
3 bedrooms Ensuite to principal bedroom  
Superb enclosed rear garden

This beautifully presented three-bedroom link semi-detached home offers stylish and comfortable family living in a highly sought-after residential area on the edge of Caldicot town centre. Perfectly positioned for convenience, the property enjoys easy access to a wide range of local amenities including shops, schools, restaurants, pubs, and leisure facilities, while the nearby historic castle and its surrounding grounds provide a picturesque setting for walks. Commuters will also appreciate the excellent transport links to the M4 and M5, making travel to Cardiff, Bristol, and beyond straightforward.

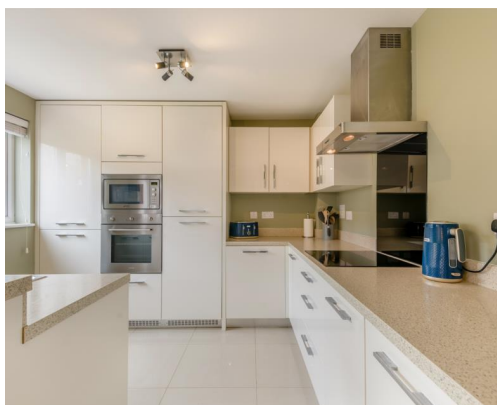


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### KEY FEATURES

- Superb link semi-detached property
- Kitchen with integrated appliances and dining area
- Ground floor cloakroom
- Spacious reception room
- Off road parking and garage
- Conveniently located for local amenities and M4



# STEP INSIDE



Inside, the home is thoughtfully laid out, beginning with a welcoming entrance hall that leads to a convenient ground floor cloakroom fitted with a modern two-piece suite, along with doors off to all ground floor rooms and stairs to first floor. The living space is bright and inviting, this front facing well-proportioned room is large enough at various furniture arrangements, the bespoke fitted blinds will remain in situ.

To the rear of the property lies the hub of the home, a spacious well fitted kitchen with dedicated dining area. This contemporary kitchen is fitted with a good range of high gloss fronted white base and wall units, complemented by marble effect work surfaces and a high gloss tiled floor. Useful under counter book shelving, window providing a rear garden aspect, and French doors to the rear sun terrace. Integrated appliances comprise of an oven and microwave with a 4-ring induction hob and canopied cooker hood, dishwasher and fridge freezer. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.

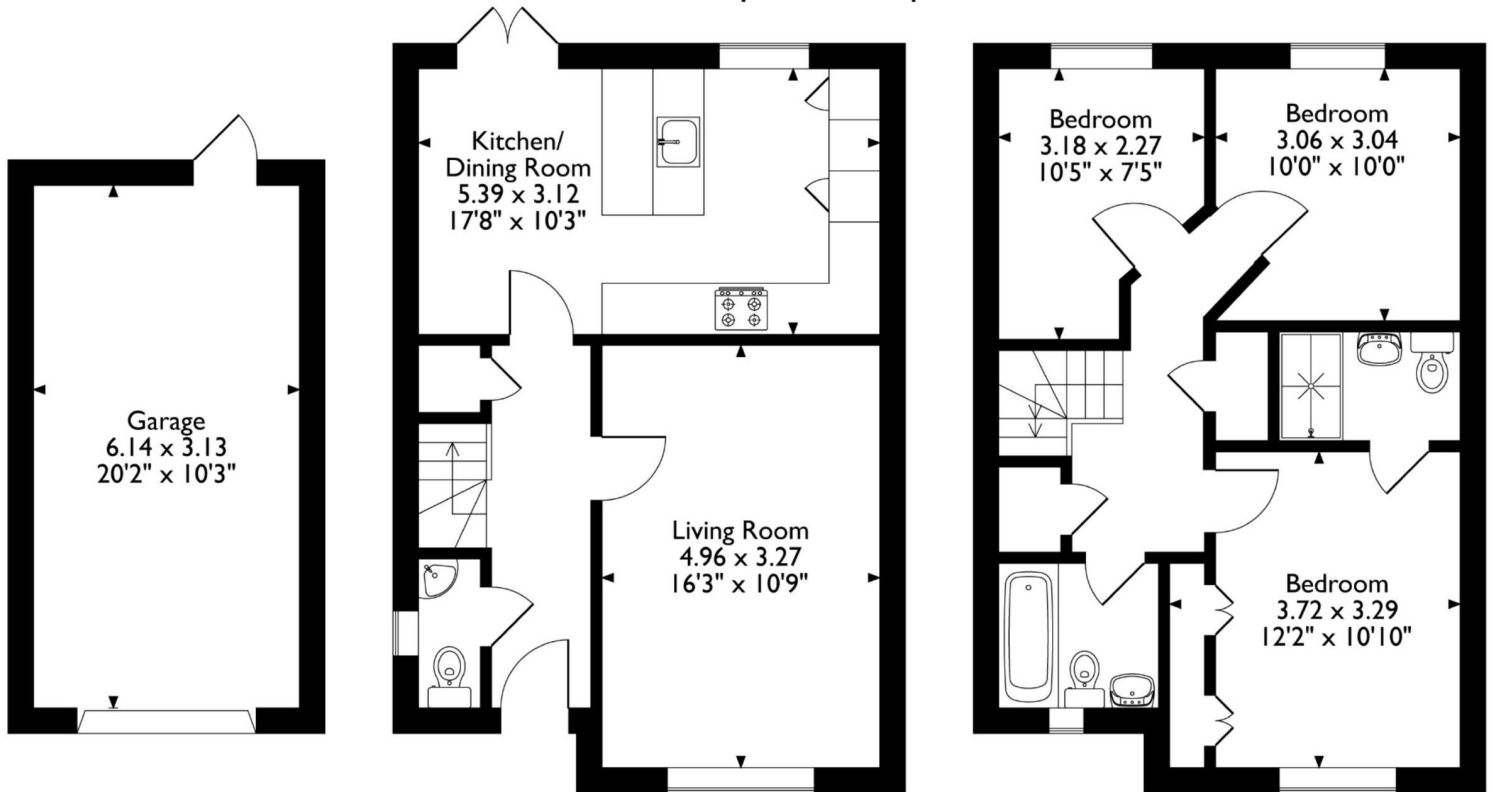
14, Street: Clos Ystwyth, Caldicot, Monmouthshire

Approximate Gross Internal Area

Main House = 86 Sq M/926 Sq Ft

Garage = 19 Sq M/205 Sq Ft

Total = 105 Sq M/1131 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the property continues to impress with three well-proportioned bedrooms.

The principal bedroom is a double front facing room, blinds will remain in situ. The room benefits from twin built-in wardrobes and a modern en-suite shower room fitted with three-piece suite in white to include an oversized shower.

The remaining bedrooms comprise a double rear facing room with a garden aspect, and a single rear facing room that would also make an ideal study for those wishing to work from home.

The bedrooms are served by a stylish family bathroom featuring a contemporary suite in white to include a panelled bath with a shower over. Wall cabinet to remain on situ and a feature front facing frosted window.

# STEP OUTSIDE



Externally, the home offers a low-maintenance, well established small front garden, alongside a private driveway offering parking for one vehicle leading to a single garage, complete with power, lighting, and access to the rear garden.

The enclosed rear garden has been designed for both relaxation and entertaining, with a combination of neatly manicured lawn, dual paved seating areas, and established planting providing an attractive and functional outdoor space. The rear garden is well bounded by fencing with an outside water tap.

Overall, this is a superbly maintained home in a popular location, ideal for families or anyone seeking a well-connected yet peaceful setting close to everyday amenities.

## INFORMATION

Postcode: NP26 4RE

Tenure: Freehold

Tax Band: E

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 right and follow the road into Heol Sirhowy, turn left into Clos Ystwyth and the property is located on the right-hand side.



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

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