



# CALDICOT

Guide price **£490,000**



# 11 HEOL TROTHY

Caldicot, Monmouthshire NP26 4RA



4 double bedrooms - Principal bedroom ensuite  
Spacious and flexible garage conversion  
Well enclosed, large rear garden

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 large rear garden and off-road parking plus a spacious, flexible garage conversion, this home showcases a popular Redrow design, which includes elegant features such as high ceilings, 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.

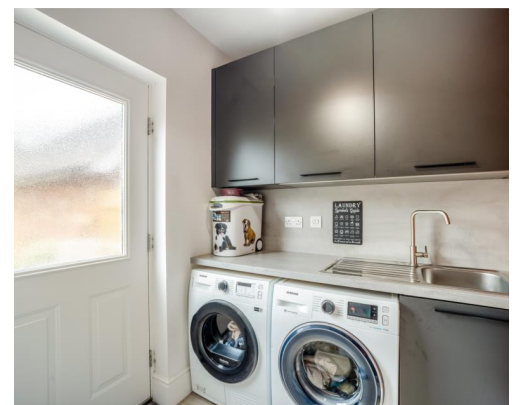


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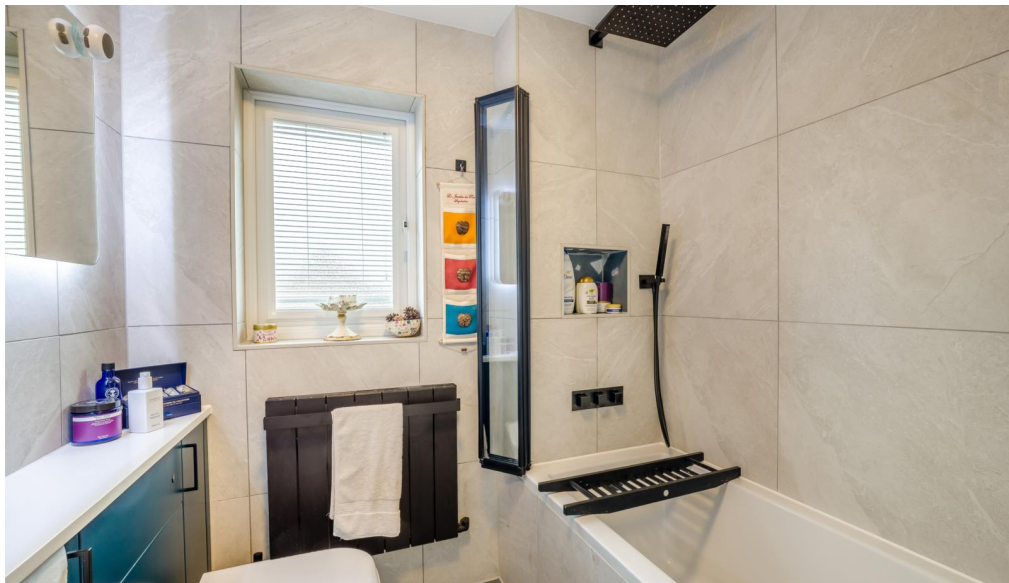


### KEY FEATURES

- Superb detached property
- Well-proportioned reception rooms
- Large kitchen with family and dining area
- Utility room and ground floor cloakroom
- Well located for local amenities, including schooling
- Conveniently situated for M4 commuting



# STEP INSIDE



The front entrance door opens into a welcoming reception hall, with doors leading to the living room and kitchen. Stairs rise to the first floor, and there is a useful understairs storage cupboard.

The cloakroom is fitted with a modern two-piece suite in white.

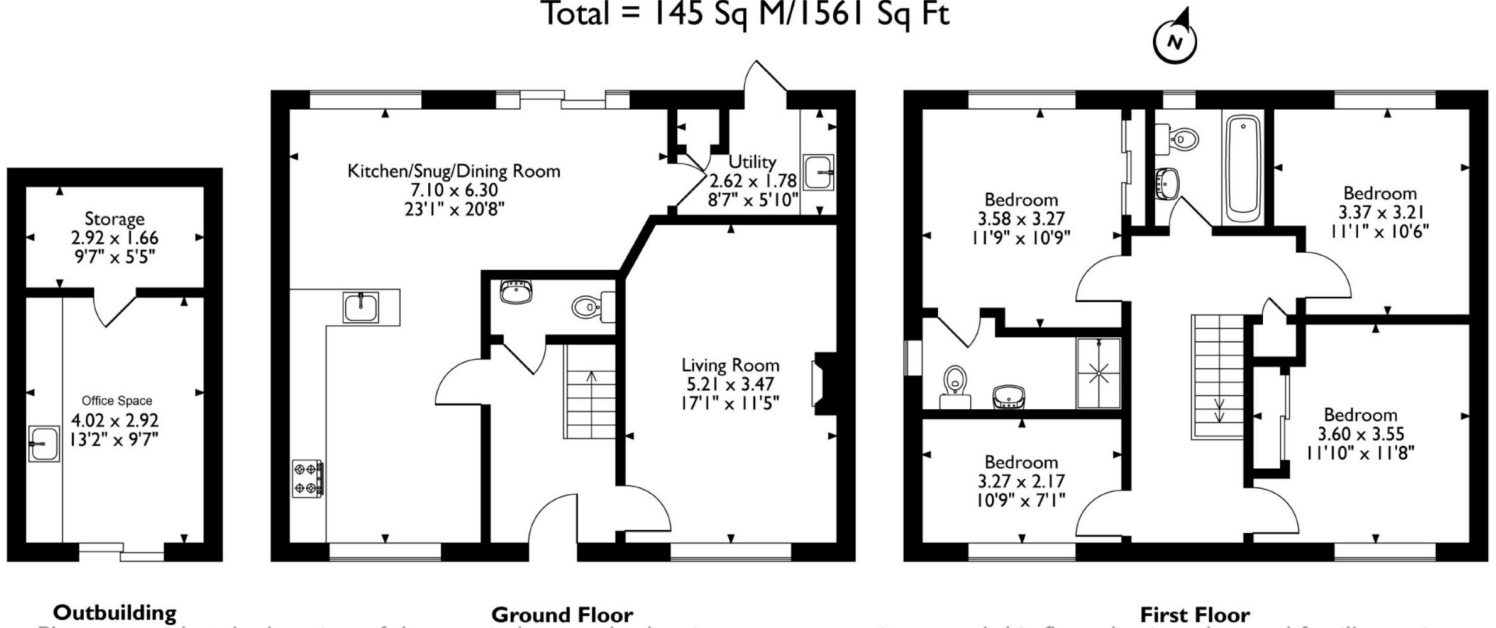
The main reception room, the living room, is a spacious front-facing room featuring a shuttered window and an attractive fireplace that serves as a focal point, housing a gas log-effect fire.

The true hub of the home is the impressive open-plan kitchen, family, and dining area. This superb L-shaped space has been beautifully refitted with a high-quality German-engineered kitchen design. The kitchen is fitted with an extensive range of matt-finish grey and wood-effect base and wall units, complemented by a matching freestanding unit that will remain in situ. Integrated appliances include a dishwasher, fridge/freezer, double oven with microwave, and an induction hob.

A rear-facing window provides natural light to the family area, which currently accommodates a sofa and television, creating an ideal space for relaxation. There is also a dedicated dining area should a table be required. Double doors open directly onto the rear garden sun terrace.

The utility room offers further practicality, with plumbing for appliances, an additional sink, storage, and direct access to the rear garden.

11, Heol Trothy, Caldicot, Monmouthshire  
 Approximate Gross Internal Area  
 Main House = 128 Sq M/1378Sq Ft  
 Outbuilding = 17 Sq M/183 Sq Ft  
 Total = 145 Sq M/1561 Sq Ft



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.

Ascending to the first floor, the property offers four double bedrooms.

The principal bedroom is a rear-facing room enjoying a pleasant aspect and features triple built-in wardrobes. It also benefits from an ensuite shower room fitted with a modern three-piece suite in white, including an oversized shower enclosure.

The remaining three bedrooms are all well-proportioned and capable of accommodating double beds.

The family bathroom has been upgraded with a contemporary three-piece suite in white, including a bath with a rain shower overhead.

# STEP OUTSIDE



Stepping outside, the property benefits from a generous rear garden that is level and securely enclosed by fencing, providing a good degree of privacy. The outdoor space features a paved sun terrace, a well-maintained lawn, and an additional seating area, making it ideal for relaxation and entertaining.

A wood-chipped section currently serves as a perfect children's play area. The garden is further enhanced by well-established borders and a garden shed, which will remain in situ. There is also convenient pedestrian access from the garden to the driveway, where off-road parking is available for two vehicles.

The former garage has been thoughtfully converted to provide a versatile space, particularly suitable for those wishing to work from home.

## INFORMATION

Postcode: NP26 4RA

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 and take a left turn into a small cul de sac, following the numbering the property is located on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	79	83
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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