



CALDICOT

Guide price **£379,950**



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# 15 CLOS YSTWYTH

Caldicot, Monmouthshire NP264RE



4 bedrooms, ensuite to principal bedroom  
Driveway for two cars, plus a garage  
Conveniently located for schooling and M4 access

This well presented 4-bedroom extended, detached property is located on the outskirts of Caldicot town centre. 15 Clos Ystwyth 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 offers extended accommodation by way of a superb living/dining room. There are four bedrooms, the principal bedroom has an ensuite, and the spacious kitchen that can accommodate a table if required. The property benefits dedicated off road parking for two cars and a garage, plus a well enclosed rear garden.



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## KEY FEATURES

- Superb detached property
- Extended living room offering a dedicated dining area
- Fitted kitchen with space for a breakfast table
- Ground floor cloakroom
- Enclosed rear gardens
- Located close to Caldicot Castle & Country Park



# STEP INSIDE

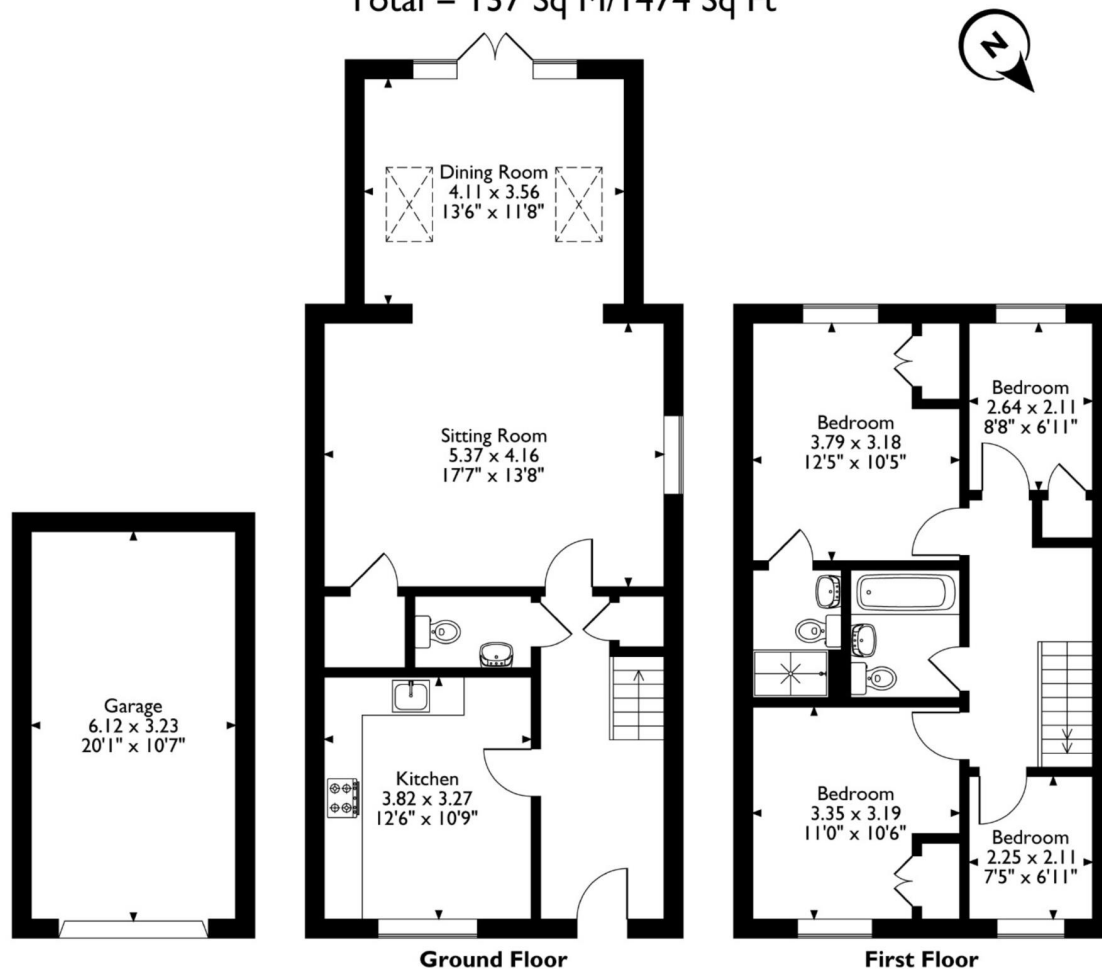


Step inside and you're greeted by a welcoming reception hall, setting a contemporary tone for the rest of the home. Just off the hallway is a stylish cloakroom, fitted with a modern two-piece suite.

The main living room is a generously sized, rear-facing space, perfect for relaxing or entertaining. This hub of the home has been extended to provide a dedicated dining area if required, offering space for a variety of furniture layouts and there is a useful storage cupboard. Two roof lights provide extra natural light and French doors provide access to the rear garden.

Positioned at the front of the property, the spacious kitchen offers ample room for a breakfast table, creating an ideal space for casual dining. It features a range of matt cream fronted units complemented by an integrated oven, hob and extractor hood. There is designated space for a fridge freezer, along with plumbing for both a dishwasher and washing machine, inset ceiling lighting and a front-facing shuttered window providing natural light to the room.

Approximate Gross Internal Area  
 Main House = 117 Sq M/1259 Sq Ft  
 Garage = 20 Sq M/215 Sq Ft  
 Total = 137 Sq M/1474 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.

Stairs rise to the first-floor landing, which provides access to all four bedrooms, the family bathroom, and loft access.

The principal bedroom is a well-proportioned rear-facing double, enjoying pleasant views over the garden and featuring a useful double wardrobe. This room is further enhanced by a modern en-suite shower room fitted with a contemporary white suite.

Bedroom two is also a generous double, positioned to the front of the property and benefiting from a built-in wardrobe.

Bedrooms three and four are single rooms; bedroom three includes an over-stairs storage cupboard, offering valuable additional space. Both rooms are versatile and would serve equally well as home offices or study areas for those working remotely.

Completing the accommodation, the family bathroom has been re-fitted with a modern three-piece suite, incorporating a panelled bath with a rain shower over.

# STEP OUTSIDE



Stepping outside, the property enjoys a well-enclosed rear garden with a desirable south-westerly aspect, making it perfect for afternoon and evening sun. The garden features a small sun terrace, alongside a raised lawned area plus exterior lighting. To the side of the property, a private driveway provides off-road parking for two vehicles and leads to a single garage, offering both convenience and secure storage.

AGENTS NOTE: We are advised that approximately half of the patio (to the rear of the garage) appears on the title plan of a neighbouring property.

## INFORMATION

Postcode: NP264RE  
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 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 left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	79	83
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.