



CALDICOT

Guide price £325,000



21 CLOS RHEIDOL

Monmouthshire NP26 4JD



Close to Caldicot Castle & Country Park
Corner plot Westerly facing gardens
No onward chain

This three bedroom detached property is located on the outskirts of Caldicot town centre, well located for 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, and the nearby village of Caerwent is steeped in Roman history.

The property was built by Redrow Homes approximately 23 years ago, and is only being sold for the second time since being built, it is being offered for sale with the full benefit of no onward chain.

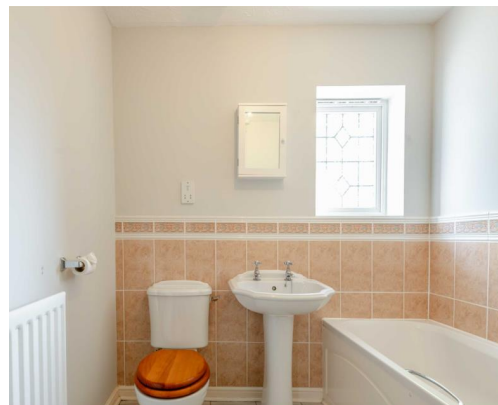
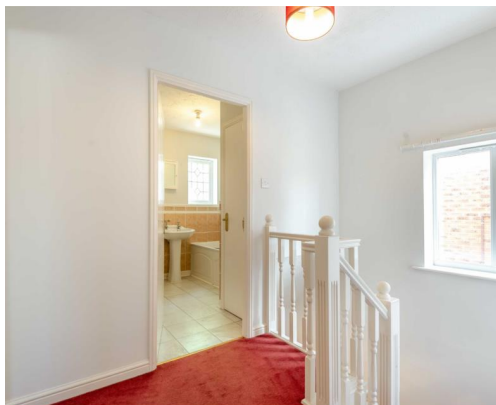


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KEY FEATURES

- Detached three bedroom property
- Good sized living/dining room
- Conservatory
- Detached garage & off road parking
- En-suite to master bedroom
- Well situated for M4 commuting



STEP INSIDE



The front entrance door gives access to the reception hall, all ground floor rooms lead off the hallway, this includes a useful understairs storage cupboard and cloakroom fitted with a 2 piece suite and attractive port-hole style circular window.

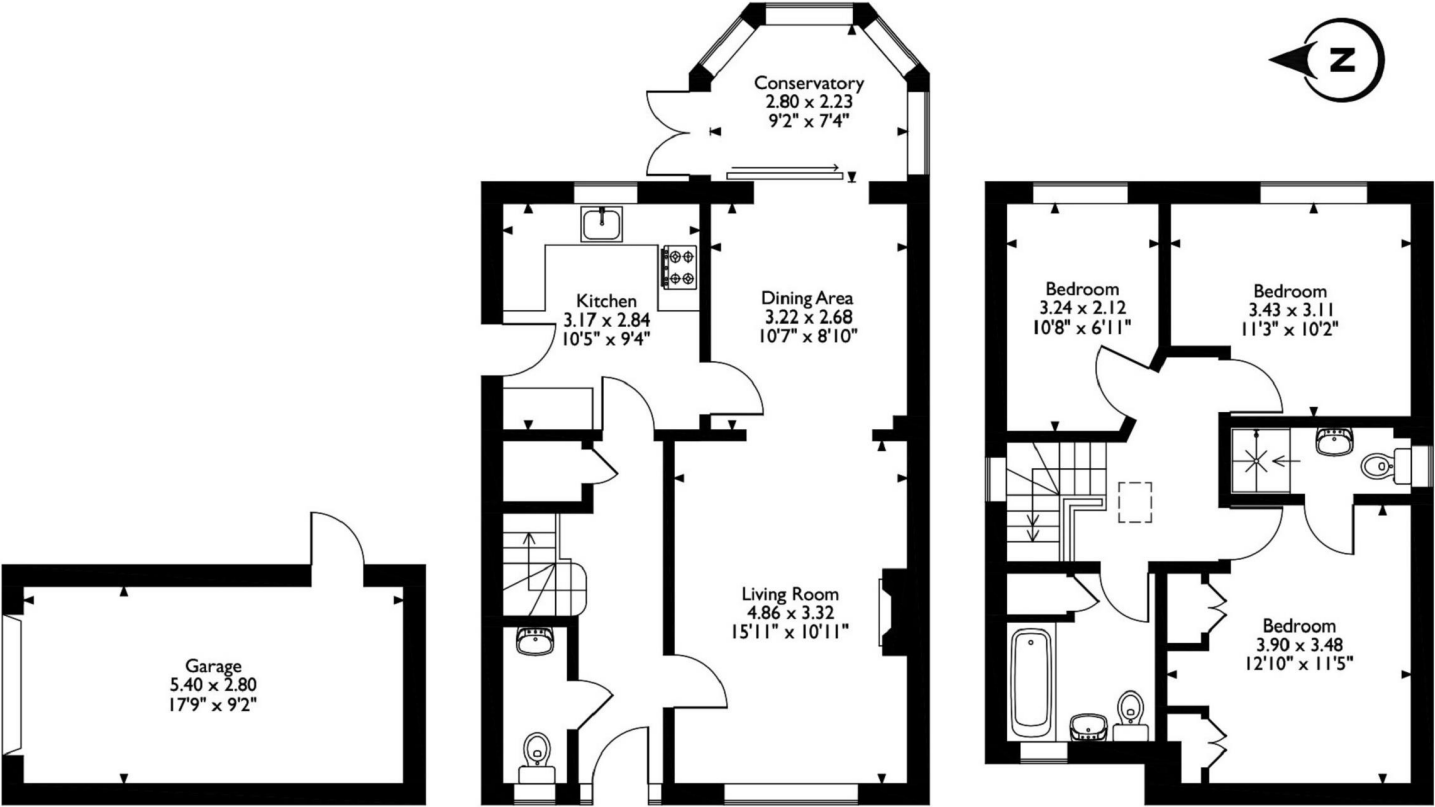
The living room faces the front elevation and offers a good sized reception room with an archway leading into the dining room, which offers ample space for a dining table and patio doors give access to the conservatory.

The conservatory overlooks the pretty, West facing rear garden and provides an ideal seating area with French doors leading to the sun terrace.

The kitchen can be accessed from both the reception hall and dining room and is located to the rear of the property, with a window providing a garden aspect and door giving side external access.

There is a range of base and wall units, complimented by rolled edge work surfaces, along with space and plumbing for a washing machine, an integrated oven, four ring gas hob and canopied cooker hood.

Approximate Gross Internal Area
Main House = 100 Sq M/1076 Sq Ft
Garage = 15 Sq M/161 Sq Ft
Total = 115 Sq M/1237 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.

Then to the first floor the landing provides access to three bedrooms and a family bathroom. The principal bedroom has a front facing window and benefits from a range of fitted bedroom furniture to include wardrobes and a dressing table.

There is an ensuite shower room fitted with a three piece suite, a frosted window provides additional natural light.

Bedroom two will also accommodate a double bed and benefits from garden views, whilst bedroom three offers a sizeable single room or perhaps a study, ideal for those wishing to work from home.

The family bathroom is fitted with a three piece suite to include a bath with shower attachment.

STEP OUTSIDE



Stepping outside of the property, as previously mentioned the house is situated within corner plot walled gardens. The pretty westerly facing rear garden offers a good degree of privacy and is well stocked with an established selection of shrubs. There is a circular planter to the lawned area and a paved sun terrace.

To the rear of the property is a single garage, with off road parking in front and a pedestrian door from the side of the garage gives access to the rear garden.

INFORMATION

Postcode: NP26 4JD

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Chepstow proceed along the A48 in the direction of Caerwent, 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). After a short drive, carry straight over at the roundabout (2nd exit) and drop down the hill where the turn for Clos Rheidol can be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)	71	
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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