



CALDICOT

Guide price **£440,000**



ARCHER & Co

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01291 626262



# 15 TAFF ROAD

Monmouthshire NP26 4PX



Spacious kitchen with breakfast area  
Private landscaped enclosed rear garden  
Viewing highly recommended

Located within walking distance of the beautiful grounds of Caldicot Castle and Country Park this superb extended detached property offers spacious, well-proportioned accommodation which is perfectly made for both family living and entertaining.

The property is well placed to indulge in a variety of outdoor activities too, with Chepstow Racecourse, home to the Welsh Grand National, close by along with St. Pierre Golf & Country Club and The Celtic Manor Resort.

Located on the outskirts of Caldicot town centre the property is close to local amenities, along with both primary and senior schooling, all of which are within walking distance.

For those wishing to commute M4 access can be found at both Magor and in the neighbouring town of Chepstow, and there is a train station locally, with the main line at Severn Tunnel Junction a few miles away in Rogiet.





Guide price  
£440,000



## KEY FEATURES

- Well-presented extended detached property
- 4 good sized bedrooms
- Principal bedroom with ensuite
- Living room with separate dining room
- Oversized single garage with electric door
- Close to local amenities



# STEP INSIDE



Stepping inside the property the reception hall gives access to the kitchen/breakfast room, living room and cloakroom which is fitted with a two-piece suite in white.

The heart of the home is the spacious kitchen, fitted with an extensive range of base and wall units complimented by integrated appliances comprising of a dishwasher, fridge and freezer, there is also space for a full sized range if required.

A matching central island also provides the option of additional casual dining, as does the banquettes wrap around seating (available by separate negotiation) within the breakfast area. There is a useful storage cupboard, window providing delightful garden views and door to the rear sun terrace.

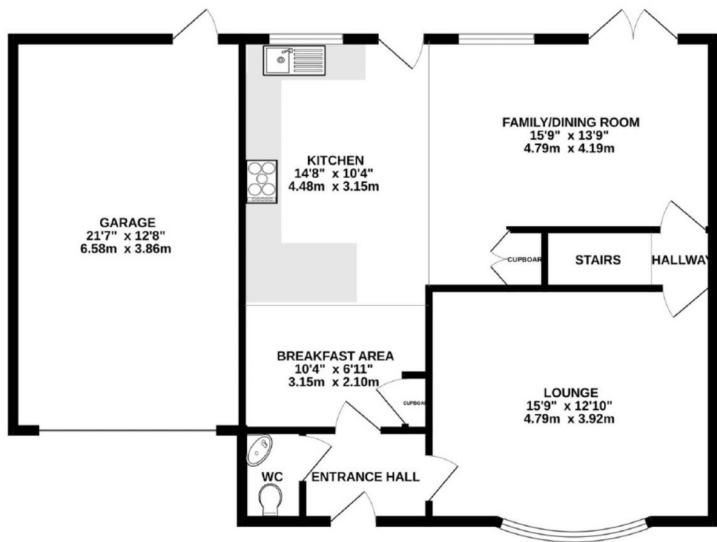
The dining room offers a spacious reception room with ample space for a dining table and French doors to the rear sun terrace. Attractive Ikea storage complements the room.

A utility area can be located at the back of the garage with space for washing machine and tumble dryer as well as storage units,

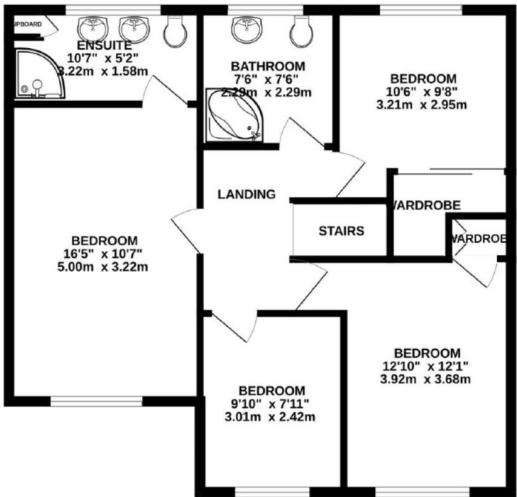
The inner hall provides access to the living room and stairs lead to the first floor. The living room offers a sizeable front facing main reception room, with an attractive fire surround.



GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR  
686 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.

Made with Metropix ©2023

Then looking to the first floor, all rooms lead off the landing which also gives access to the loft. The principal bedroom is a sizeable front facing double room with ample space for bedroom furniture, this bedroom also benefits from a spacious ensuite shower room, fitted with a modern four piece suite in white that includes twin wash hand basins, and an oversized shower cubicle fitted with a rain shower and multi jet function.

Bedroom two is also a front facing room which benefits from a built in double wardrobe, whilst bedroom three faces the rear elevation and enjoys a delightful aspect of the rear garden and part distant countryside views beyond. This room also has fitted storage by way of a triple mirror fronted wardrobe.

Bedroom four is a good sized room, currently utilised as a study, making it ideal for those wishing to work from home. The modern family bathroom is fitted with a three piece suite which incorporates a kidney shaped panelled bath with shower over and vanity storage. The bathroom is fully tiled.

# STEP OUTSIDE



The garden to the front elevation is lawned, with a paved driveway providing off road parking for two vehicles. The oversized single garage benefits from an electric door, there is access to the central heating boiler, boarded loft space and a pedestrian door giving leads to the rear garden.

The landscaped rear garden should be viewed to be appreciated, and without doubt is one of the main features of the property. This garden offers a good degree of privacy and is well bounded by fencing and natural hedging.

The larger than average plot has a neatly manicured lawned area with raised borders, planted with a variety of established shrubs and flowers. There are two main seating areas to take full advantage of the sun and external lighting. The shed to the rear is available by separate negotiation and there is side pedestrian gated access.

## INFORMATION

Postcode: NP26 4PX

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C







## DIRECTIONS

From Chepstow proceed straight over at the High Beech Roundabout signposted Caerwent/Newport (A48). Continue down the hill and pass St Pierre Country Club on the left-hand side. Continue up the hill, and at the next roundabout turn left in the direction of Caldicot. Continue along without road without deviation for a few miles and carry straight on (2nd exit) at the Mitel roundabout. A short distance along this road turn right on to Chepstow Road. Follow this road, passing Asda on the left-hand side and taking the next right turn in to Church Road. Continue along this road (passing The Castle Inn on the right-hand side). At the roundabout turn left into Taff Road where following the numbering the property is located on the left-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		80
B (81-91)		
C (69-80)		
D (55-68)	63	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ  
 01291 626262  
 chepstow@archerandco.com  
 www.archerandco.com



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.