



# CALDICOT

Guide price **£265,000**



 **ARCHER & Co**

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# 69 ELAN WAY

Monmouthshire NP26 4PZ



Low maintenance rear garden  
Large conservatory  
Garage and off-road parking

Located within walking distance of the beautiful grounds of Caldicot Castle and Country Park this well-presented semi-detached property offers deceptively spacious, well-proportioned accommodation which is perfectly made for family living. The property has been extended to provide a conservatory, utility and shower room and benefits from low maintenance gardens to the rear elevation.

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.



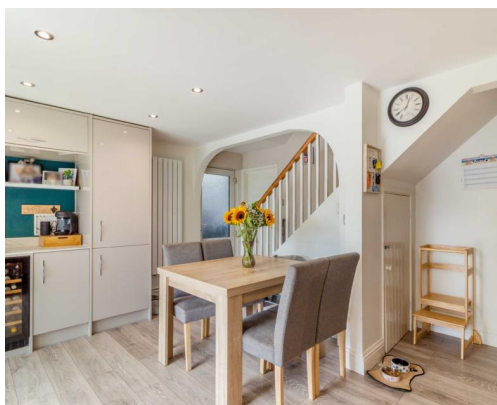


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### KEY FEATURES

- Spacious semi-detached property
- Three bedrooms
- Re-fitted kitchen with dining area
- Sizeable reception room
- Close to local amenities
- Viewing recommended





# STEP INSIDE

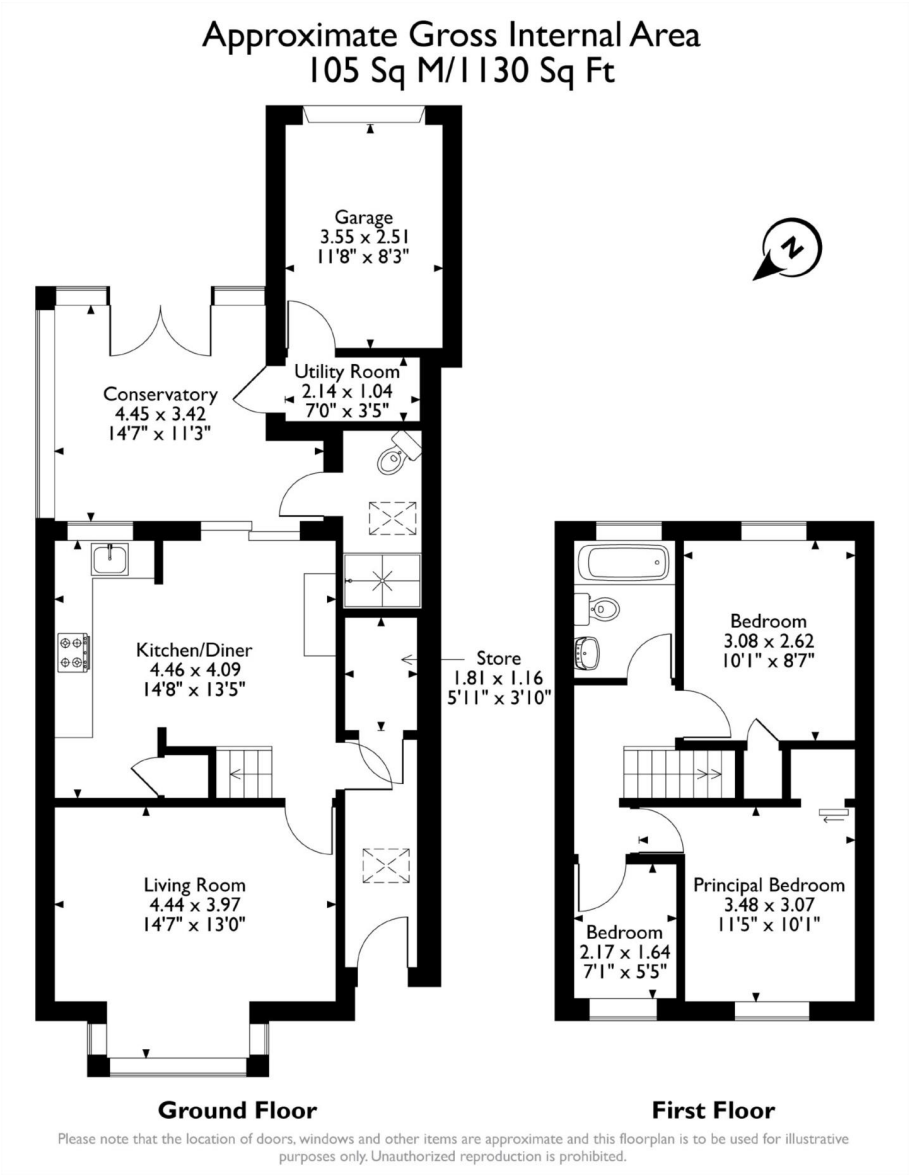


This spacious accommodation is ideal for a first-time purchase or indeed a family, having been extended to provide additional accommodation. The property is located in a quiet residential area on the outskirts of the town. Entered to the front elevation there is a spacious hallway and walk in storage. The main reception room offers a sizeable reception area, with a large bay front facing window.

The kitchen has been re-fitted and now provides an extensive range of high gloss fronted base and wall units with a selection of integrated appliances comprising of a dishwasher, oven, hob with canopied extractor above, there is also a wine chiller.

There is ample space for a table to allow for dining within the kitchen and patio doors give access to the conservatory.

The conservatory provides additional reception space offering flexibility, and has an aspect of the rear garden.



In addition, there is a ground floor shower room fitted with a three-piece suite and also a utility room with plumbing.

Then looking to the first floor, all rooms lead off the landing. Bedroom one is a good-sized front facing double room with a useful wardrobe area, whilst bedroom two offers a sizeable rear facing double room, with an aspect of the rear garden.

The third bedroom faces the front elevation and will accommodate a single bed, or make an ideal study for those wishing to work from home.

The first-floor bathroom is fitted with a three-piece suite in white and has a rear facing frosted window.



# STEP OUTSIDE



To the front elevation there is a neatly laid lawned area with a variety of shrubs.

The rear garden provides an enclosed low maintenance outside space, bounded by fencing and a pedestrian gate giving access to a single rear parking space.

There is a single garage with up and over door and internal pedestrian door.

## INFORMATION

Postcode: NP26 4PZ

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D







## 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, and left again into Elan Way where following the numbering the property can be found in a left hand cul de sac.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
B (81-91)		
C (69-80)		
D (55-68)	65	
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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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.