



CALDICOT

Guide price **£349,000**



 ARCHER & Co

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To book a viewing call 01291 626262

17 EBBW ROAD

Monmouthshire NP26 4PR



No upper chain
Enclosed private rear gardens
Double garage and ample off road parking

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

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.

The property is being sold with the benefit of no upper chain.

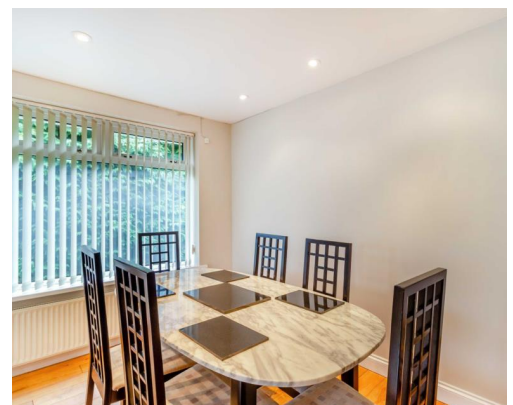


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KEY FEATURES

- Spacious detached bungalow
- Four bedrooms
- Open plan living/dining/kitchen
- Flexible accommodation
- Cul de sac position
- Close to local amenities



STEP INSIDE



The main entrance is to the side elevation leading to the inner reception hall, the property can also be entered via the kitchen door to the front elevation. Doors from the inner reception hall give access to the three main bedrooms and the bathroom, along with the living room. Wooden flooring.

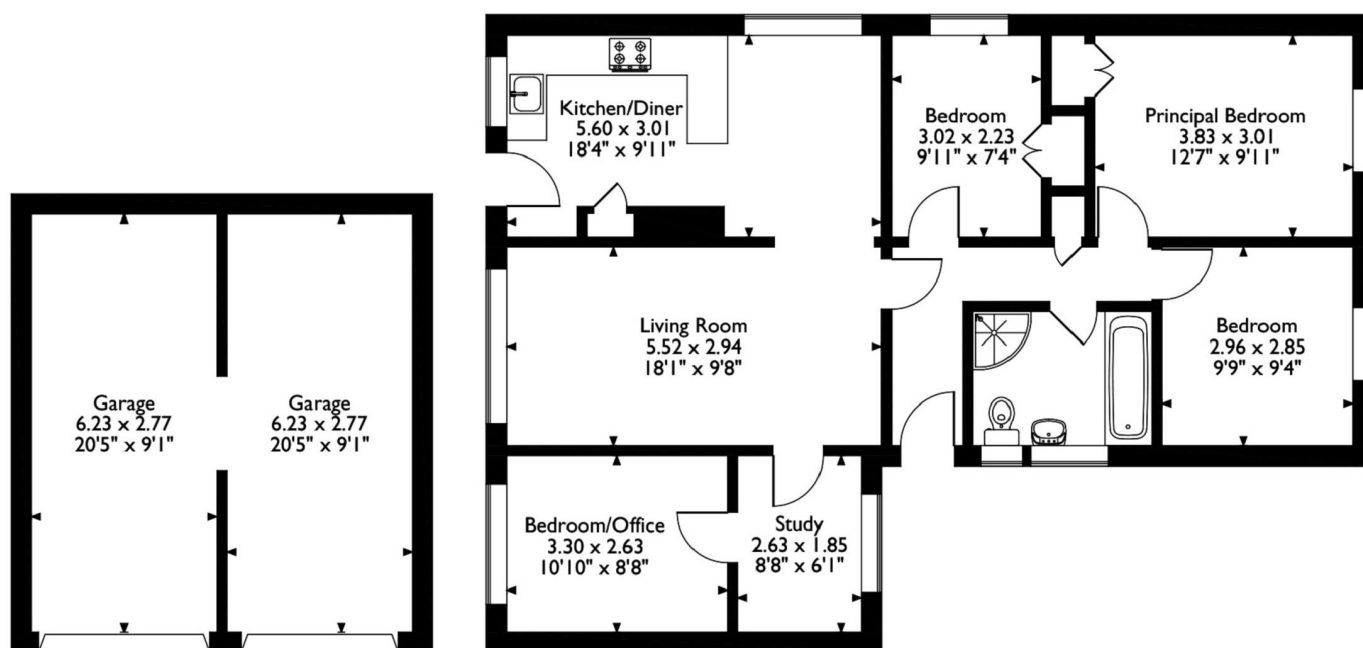
Bedroom one is a sizeable double bedroom with a rear facing aspect and a double built in wardrobe, whilst bedroom two also enjoys views over the rear garden and will also accommodate a double bed.

Bedroom three faces to the side elevation and benefits from built in storage, and the spacious bathroom is fitted with a four piece suite in white to include a panelled bath and separate shower cubicle. We have noted the option of a fourth bedroom below.

The main reception room is a sizeable front facing room enjoying views of the private front gardens. Attractive wooden flooring and there is ample space for furniture. The living room is open plan with the dining area and kitchen, with an archway to the right side leading to the dining area and a door to the left leading to the study.

The dining area has a continuation of the wooden flooring and there is ample space for a dining table, a side facing window offers additional natural light. The kitchen itself has been refitted with a range of base and wall units, as previously mentioned there is a door to the front elevation and a full range of integrated appliances.

Approximate Gross Internal Area
 Main House = 92 Sq M/990 Sq Ft
 Garage = 35 Sq M/377 Sq Ft
 Total = 127 Sq M/1367 Sq Ft



Ground 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.

There appliances comprise of a five ring gas hob with canopied hood above, oven and built in microwave, dishwasher, washing machine, fridge with separate freezer.

A useful slide out larder cupboard provides extra storage and a built in wine rack is also included. An additional storage cupboard offers shelving and access to the central heating boiler.

The study offers an ideal space for those wishing to work from home, then there is an additional reception room off the study which has been previously used as a fourth bedroom, this room offers flexibility and faces the front elevation with garden views.

STEP OUTSIDE



Stepping outside, the property is approached by a double width driveway giving access to a double garage, additional parking is available by way of a stone chipped area, with approx. 4 spaces in total. The sunny front garden is principally lawned with a natural hedged boundary.

Due to the property being tucked away at the end of the cul de sac, the whole plot enjoys privacy, especially the rear garden. This area is totally private, being screened by mature conifer hedging, the garden is principally lawned with a stone chipped seating area.

INFORMATION

Postcode: NP26 4PR
Tenure: Freehold
Tax Band: E
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 carry straight over and up the hill. At the next roundabout turn left into Ebbw Road where the property is located in the top right hand corner.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)		65
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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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.