



CALDICOT

Guide price **£370,000**



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# 103 CASTLE LEA

Caldicot, Monmouthshire NP26 4PL



No onward chain

Ample off-road parking for up to 5 vehicles

Located in close proximity to Caldicot Castle & Country Park

Awaiting new owners to seize the opportunity to update, the property boasts four bedrooms and flexible ground floor accommodation. With ample off-road parking and the added bonus of no onward chain, it presents an enticing opportunity for buyers looking for a family home to style to their own tastes and needs.

Situated within easy walking distance of an abundance of amenities and local landmarks, this home offers both convenience and natural beauty. Just a stone's throw away from Caldicot Castle and Country Park, and the iconic Black Rock the property offers something for everyone.

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.

The town of Caldicot boasts both primary and secondary schooling, along with an array of local amenities, including doctors, dentists, a library, pubs, restaurants and shops. 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.

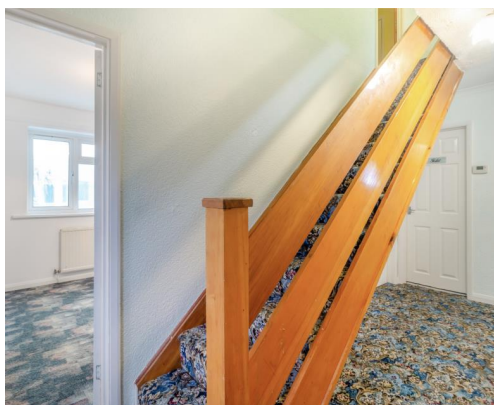


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## KEY FEATURES

- Detached dorma style property
- 4 bedrooms
- Flexible ground floor accommodation
- Ground floor wet room plus first floor bathroom
- Spacious re-fitted kitchen with integrated appliances
- End of cul de sac location with enclosed rear gardens



# STEP INSIDE



Upon entering through the front entrance door, you are greeted by the reception hall, from which all recently painted ground floor rooms seamlessly flow, while a staircase leads to the first floor.

The spacious living room, positioned at the front of the property, offers ample space for furniture arrangement to suit your family.

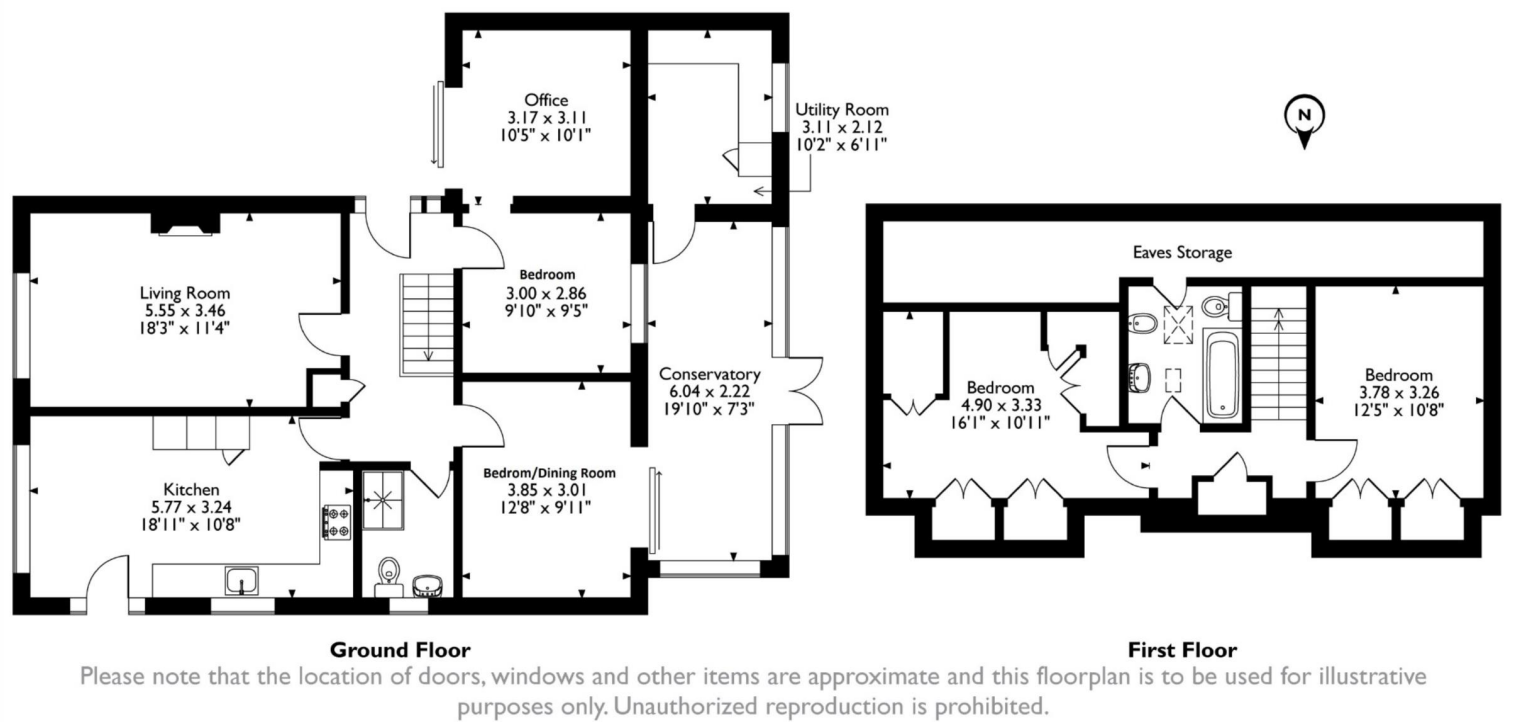
The bright kitchen boasts a generous layout, featuring a full range of high gloss fronted white units and dual aspect windows providing warm and natural light. Integrated appliances include a slimline dishwasher, washing machine and fridge/freezer, with ample room for a breakfast table.

For added convenience, the ground floor also hosts a wet room, complete with a three-piece suite, non-slip flooring and drainage.

The remaining ground floor accommodation offers versatility to suit you, with two additional rooms on the left, just off the hallway. Originally designed as bedrooms, these spaces could be made into any room you wish or need.

One of these rooms, ideal for formal dining or an additional reception room, connects seamlessly to a spacious conservatory through patio doors, offering views and access to the rear garden which has recently been cleared to allow new owners to easily make it their own. The conservatory also leads to a conveniently located utility and storage room, permitting the kitchen to be enjoyed without infrequently used kitchen items taking up space.

Approximate Gross Internal Area  
150 Sq M/1615 Sq Ft



The garage provides additional space, however does not have the benefit of building regulations. Patio doors provide external access.

Ascending to the first floor, you'll find two additional bedrooms, each spacious enough to comfortably fit double beds.

One of these bedrooms offers the added convenience of full-range fitted bedroom furniture, optimising storage, space and organisation.

The first floor is further enhanced by a re-fitted bathroom including a panelled bath with a shower overhead, alongside a bidet, wash hand basin and low level wc.

# STEP OUTSIDE



Venturing outside, the front elevation offers the increasingly rare opportunity to park up to 5 vehicles, complete with a practical carport for sheltered parking. The remaining area of the front elevation is thoughtfully gravelled, minimising maintenance.

Moving to the rear, you'll find a predominantly paved area, perfect for outdoor entertaining or relaxation. The garden is bounded by fencing and is planted with a selection of shrubs, while a garden pond serves as a delightful focal point. For added convenience, a rear access gate provides easy entry and exit to the property. The garden is enclosed and has recently been cleared for the new owners, and now offers a blank canvas.

#### AGENTS NOTE:

The property has solar panels to the roof which are leased.

There are no building regulations for the garage conversion.

#### INFORMATION

Postcode: NP26 4PL

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

From Chepstow proceed from the High Beech roundabout in the direction of Caldicot/Caerwent (3rd exit, signposted A48). Continue along this road passing St Pierre on the left-hand side and at the next roundabout take the 1st exit onto the B4245. Continuing along this road without deviation at the next roundabout (Mitel) continue straight on and take the next right turn onto Chepstow Road (signposted Caldicot). Continue along Chepstow Road taking the second of the two entrances into Castle Lea and proceed to the bottom where the property is located at the bottom on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)	75	
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.