



# CALDICOT

Guide price **£290,000**



ARCHER & CO

# 8 TRODDI CLOSE

Caldicot, Monmouthshire NP26 4PW



Conservatory with garden views  
Garage  
Ideally situated for commuting

Located within walking distance of the beautiful grounds of Caldicot Castle and Country Park this superb detached dorma style property offers spacious and flexible, well-proportioned accommodation, the flexibility of the property offers the option of either three or four bedrooms.

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.

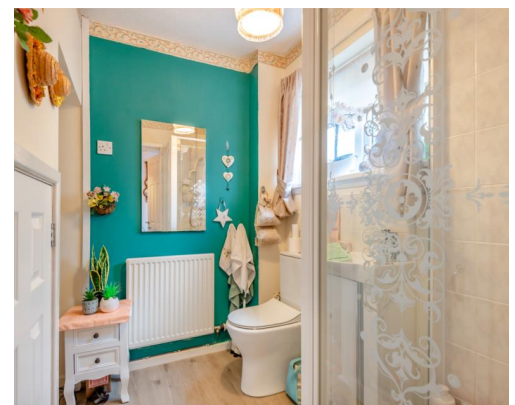


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### KEY FEATURES

- Semi-detached dorma style property
- Three bedrooms (four if required)
- Ground shower room and first floor bathroom
- Spacious reception room
- Enclosed low maintenance front & rear gardens
- Well located for local amenities and schooling



# STEP INSIDE



The property layout offers flexibility, allowing for various configurations to suit the homeowner's needs. The ground floor accommodation is currently utilised as a double rear-facing bedroom with garden views.

Adjacent to this room is a dining room, which could also be utilised as a fourth bedroom if required, offering additional sleeping space for guests or family members.

Attached to the dining room is a sizeable conservatory, accessed by patio doors, with rear-facing views and French doors leading to the rear garden.

This conservatory serves as an excellent space for relaxation, enjoying the garden, or entertaining guests. The ground floor also features a shower room fitted with a modern three-piece suite in white.

The living room is a sizeable reception room with ample space for furniture and patio doors to the front elevation, allowing plenty of natural light. A modern fireplace serves as a focal feature, adding warmth and a cosy ambiance to the room.

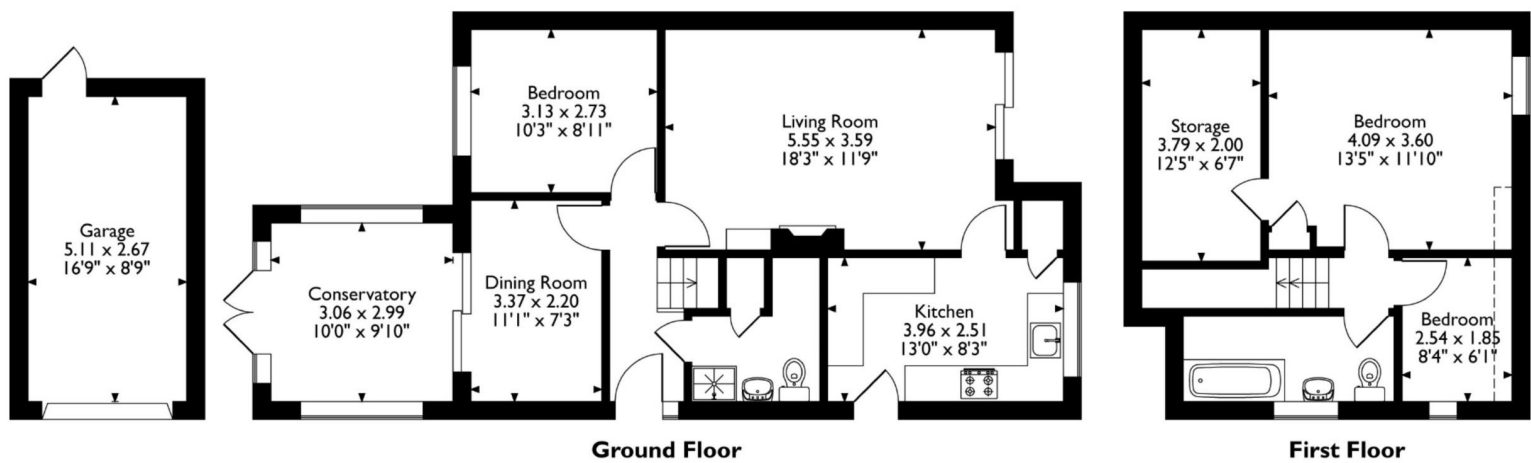
The kitchen is well-equipped with a good range of base and wall units, complemented by wood-effect work surfaces, providing ample storage and workspace for cooking. A front-facing window offers garden views. The freestanding cooker and dishwasher will remain in situ, additionally, there is a side-facing door providing external access and a cupboard housing the central heating boiler.

Then, ascending to the first floor, a small landing provides access to two further bedrooms and a bathroom.

The main first-floor bedroom offers a spacious double front-facing room. This room also features useful access to a boarded attic space, providing ample storage options for seasonal items or additional household belongings. Additionally, there is a further storage cupboard.

There is an additional side-facing single room, which can be utilised as a bedroom, home office, or nursery, depending on the homeowner's needs. This room, while smaller, still offers a comfortable and private space.

Approximate Gross Internal Area  
 Main House = 107 Sq M/1152 Sq Ft  
 Garage = 14 Sq M/151 Sq Ft  
 Total = 121 Sq M/1303 Sq Ft



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.

Lastly, the first floor includes a refitted bathroom with a modern three-piece suite.

This includes a panelled bath with a shower attachment. A side-facing frosted window allows natural light to brighten the space.

# STEP OUTSIDE



To the front elevation, the property is principally stone-chipped to provide easier maintenance. This not only enhances the visual appeal but also reduces the need for frequent upkeep, making it a practical choice for homeowners. There is a central planter with a variety of shrubs, adding a touch of greenery. Additionally, there is a useful gated access to the front elevation, ensuring security ease of entry. The garden is bounded by fencing, offering a well-defined boundary. A side pathway leads to the main entrance, providing a welcoming approach to the home.

To the rear of the property, the area is designed for low maintenance with a paved seating area, perfect for outdoor relaxation and entertaining. A selection of shrubs adds to the charm, the garden, similar to the front, is bounded by fencing, ensuring privacy and security. A rear gate provides access to the parking area, making it convenient for vehicle entry and exit.

The garage, an added advantage, has rear pedestrian access, allowing easy entry without the need to open the main garage door. It is equipped with electric light and power.

AGENTS NOTE: There is a water meter

## INFORMATION

Postcode: NP26 4PW

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





fitted.



## 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. At the bottom turn left into Troddi Close.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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