



CALDICOT

Guide price **£450,000**



27 HEOL TEIFI

Caldicot, Monmouthshire, NP26 4PQ



Enclosed south facing rear garden
Double garage and off-road parking for 5 cars
Study - Ideal for home working

Located within walking distance of the beautiful grounds of Caldicot Castle and Country Park this superb detached 4-bedroom property offers spacious, well-proportioned accommodation. The property has been refurbished and reconfigured to an exceptional standard throughout by the current owners, showcasing attention to detail.

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

- Refurbished and reconfigured detached property
- 4 bedrooms - ensuite to principal bedroom
- Re-fitted kitchen and bathrooms
- Spacious living/dining room
- Located close to local amenities & schooling
- Beautifully presented throughout



STEP INSIDE



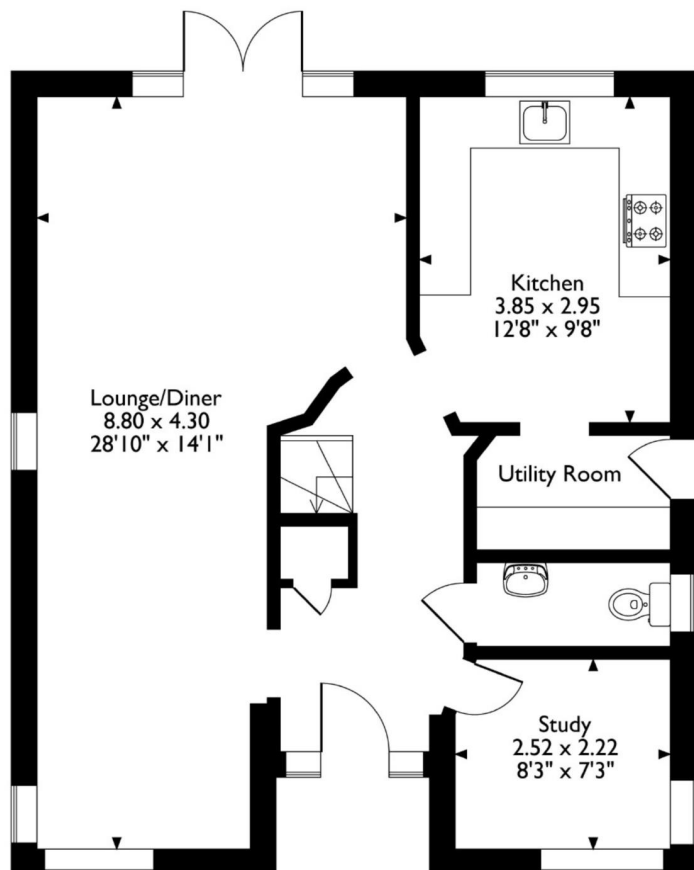
The property welcomes you through an attractive canopied entrance into a spacious and inviting entrance hall, beautifully enhanced with Kamdean flooring that extends throughout the entire ground floor. The recent refurbishment of the ground floor is evident in the bespoke wall panelling that adds a touch of elegance to many rooms. The thoughtful reconfiguration has created a seamless flow, resulting in open-plan living that is perfect for both family life and entertaining guests.

A re-fitted cloakroom on the ground floor features a modern two-piece suite, offering convenience and style. The main reception area is a generously sized living and dining room, illuminated by inset lighting and offering direct access to the rear sun deck through French doors. This well-proportioned space is ideal for relaxing and socialising.

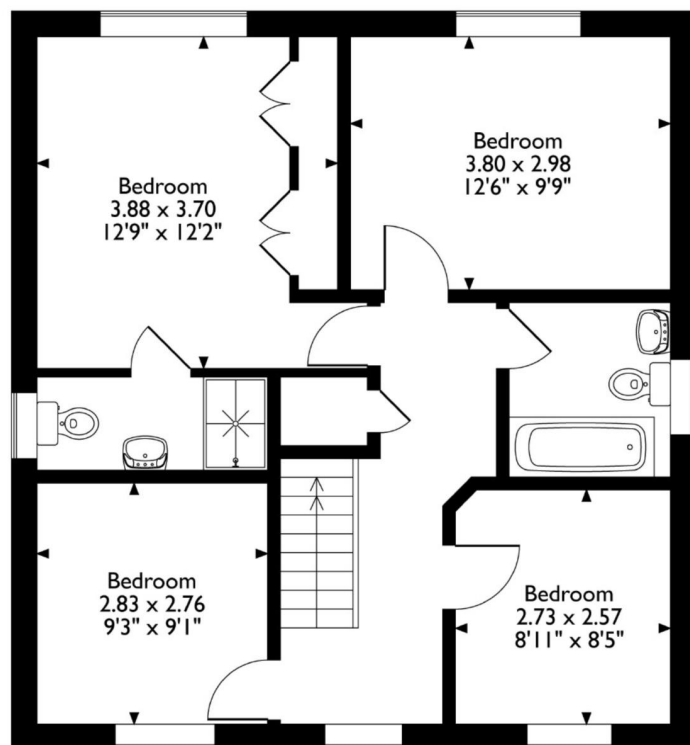
The kitchen has been meticulously refitted with sleek grey matt base and wall units, complemented by a breakfast bar that provides an option for informal dining. A range of integrated appliances ensures modern functionality, while a rear-facing window offers a pleasant view of the garden. Adjacent to the kitchen, the utility room has been updated to match, featuring a similar range of units, utility plumbing, and convenient side drive access.

For those who work from home, the property includes a sizeable front-facing study. This room not only serves as an ideal workspace but also offers the flexibility to be used as additional reception space, catering to the diverse needs of modern living.

Approximate Gross Internal Area 123 Sq M/1324 Sq Ft



Ground Floor



First 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.

Ascending to the first floor, the property continues to impress with its attention to detail. The journey upstairs is made via a modern staircase, which is elegantly enhanced with feature wood panelling along one wall.

The first floor accommodates four generously sized bedrooms, each capable of fitting a double bed, offering both space and versatility.

The principal bedroom is a highlight, featuring a range of built-in wardrobes that provide ample storage. A rear-facing window allows for views of the garden. This room also benefits from a recently refitted ensuite, complete with an oversized shower enclosure.

The family bathroom on this floor has also been recently updated. It now boasts a sleek, modern three-piece suite in white.

STEP OUTSIDE



The property boasts a generously sized driveway on the right side, capable of accommodating at least five cars. This leads to a detached double garage, which offers additional storage with a boarded loft space accessible via a ladder. The garage is also fully equipped with electricity and lighting, providing practical utility for various needs.

The rear garden is a standout feature, enjoying a desirable southerly aspect that ensures plenty of sunlight throughout the day. It is well enclosed by sturdy fencing, offering both privacy and security. The garden features a neatly manicured lawn and a charming decking area, perfect for outdoor relaxation and entertainment.

Additionally, there is a garden shed to the garden which is available for purchase through separate negotiation.

INFORMATION

Postcode: NP26 4PQ
Tenure: Freehold
Tax Band: F
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 carry straight over and turn right into Heol Teifi and right again, where the property can be found on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(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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