



# CALDICOT

Guide price **£465,000**



# 9 KIRRLACH CLOSE

Caldicot, Monmouthshire NP26 4QE



No onward chain  
Double garage and off-road parking  
Popular cul de sac location

Located on the outskirts of Caldicot Town, this delightful detached property is within proximity to local amenities and both primary and comprehensive schooling. This property epitomises comfort and convenience, with Caldicot Castle and Country Park being within just a short distance from the property.

Boasting a traditional layout and tasteful refurbishments, this spacious 4-bedroom dwelling offers an ideal opportunity for family living and entertaining. The property has also been built with a completely individual build to all others in this cul-de-sac.

The property includes a double garage, established gardens and a study, ideal space for those wishing to work from home. For those needing to commute junction 23A (M4 access) is only a short distance away, as is the main line station at Severn Tunnel Junction in Rogiet.



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### KEY FEATURES

- Well-presented detached property
- Four sizeable bedrooms
- Three reception rooms (including a study)
- Refitted kitchen, ensuite & bathroom
- Established rear gardens
- Conveniently located for local amenities



# STEP INSIDE



The property welcomes you through an attractive open canopied front entrance porch, leading into a spacious reception hall with a turned staircase to the first floor. This area also offers practical under-stairs storage. The cloakroom is conveniently fitted with a modern two-piece suite and is fully tiled.

A front-facing third reception room currently serves as a study, making it an ideal space for those wishing to work from home. The main reception area is the living room, which spans the width of the property. It features a front-facing window and rear-facing French doors that open to the garden. The focal point of this room is a fire surround housing a gas coal-effect fire.

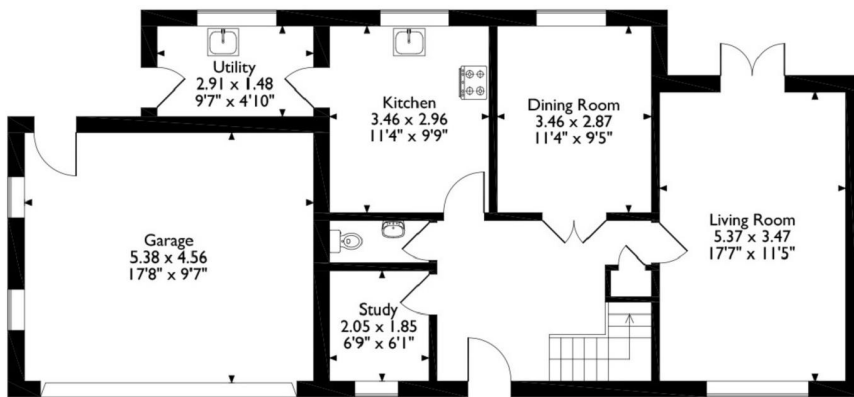
The dining room is another rear-facing reception room, offering a pleasant view of the garden, making it a perfect setting for formal meals and gatherings.

The kitchen has been thoughtfully re-fitted to provide a spacious area with an excellent selection of base and wall units, all boasting a modern high-gloss white finish.

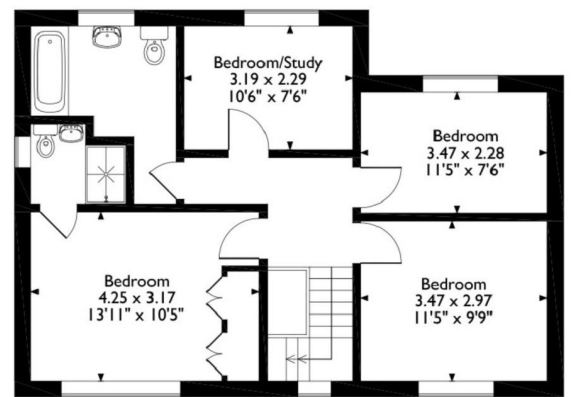
A glass display cabinet adds a touch of elegance. The kitchen also features a breakfast bar with seating for four, ideal for informal dining. Integrated appliances include a fridge and freezer, four-ring hob with cooker hood, and a double oven with grill. A rear-facing window offers a lovely garden view.

Adjacent to the kitchen is a utility room that provides additional storage and utility plumbing. This room includes a rear-facing window and doors that lead to the garage and a rear open porch, granting direct access to the garden.

Approximate Gross Internal Area  
 Main House = 123 Sq M/1324 Sq Ft  
 Garage = 25 Sq M/269 Sq Ft  
 Total = 148 Sq M/1593 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.

Access to the first floor is provided by a turned staircase, with the landing naturally illuminated by a window. All the first-floor rooms are accessible from this central landing.

The principal bedroom is a spacious room featuring dual double built-in wardrobes and offering distant estuary views from the front elevation. This room is complemented by an ensuite shower room, which has been refitted with a modern white suite, including an oversized shower cubicle with a rain shower.

Bedrooms two and three are also generously sized, each capable of accommodating a double bed and offering ample storage solutions. Bedroom four, a good-sized rear-facing room, provides additional versatile space.

The family bathroom has been refurbished and is well proportioned with a contemporary three-piece suite in white, featuring a bath with an overhead rain shower.

# STEP OUTSIDE



The property is situated on a sizeable plot, featuring off-road parking at the front via a paved driveway that accommodates up to four vehicles. This driveway leads to a double garage equipped with electric light and power, an inspection pit, and access to the central heating boiler. The garage also has dual side windows. An attractive, open canopied entrance porch welcomes visitors to the property. The front garden is neatly laid, with a lawned area and well-maintained planted borders.

The rear garden is securely enclosed by fencing and includes convenient side pedestrian access. Designed for low maintenance, the garden features paved sun terraces and a raised decking area, perfect for outdoor relaxation and entertaining, there is also a neatly manicured lawned area. A charming lily pond adds to the aesthetic appeal of the space. Additionally, two useful storage sheds are located on the side elevation, providing extra storage solutions.

## INFORMATION

Postcode: NP26 4QE  
Tenure: Freehold  
Tax Band: F  
Heating: Gas  
Drainage: Mains  
EPC: C





## DIRECTIONS

At the roundabout at the top of Chepstow, take the 3rd exit and stay on A48 signposted Caerwent. Continue along the A48, passing St Pierre Hotel on the left-hand side and at the next roundabout take the 1st exit. Continue along this road without deviation and carry straight on at the Mitel Roundabout bypassing Caldicot Town Centre. Proceed through two sets of traffic lights and drop down the hill. Continue along this road and take the last right turn when leaving Caldicot onto Dewstow Road, take the second turning on the left into Kirrlach Close, 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		83
(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	

30 High Street, Chepstow, NP16 5LJ  
 01291 626262  
 caldicot@archerandco.com  
 www.archerandco.com



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