



ROGIET

Guide price £315,000



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# 54 CROSSWAY

Rogiet, Caldicot, Monmouthshire NP26 3SJ



Good sized rear gardens - South East facing  
 Ensuite to principal bedroom  
 Walking distance to train station

This three bedroom property provides detached accommodation, set within sizeable enclosed gardens with a south easterly aspect, and benefits from off road parking to the front elevation. There is a multi-functional additional space within the kitchen providing dining options, and the principal bedroom benefits from an ensuite shower room.

Rogiet is located between Caldicot and Magor, a small village with a handful of useful amenities and a primary school. There is a rail station (Severn Tunnel Junction) located within the village and M4 access can be found at both Magor and Chepstow.

Beautiful countryside walks and places of interest are close by these include the coastal path, Slade Woods and Magor Marsh - home to an abundance of wildlife.

The beautiful village square at Magor provides a range of local amenities to include bespoke shops and cafes, a selection of restaurants, doctors' surgery and post office.



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### KEY FEATURES

- Detached property
- 3 bedrooms
- Living room with log burner
- Refitted kitchen with breakfast/dining area
- Close to local amenities
- Off road parking



# STEP INSIDE

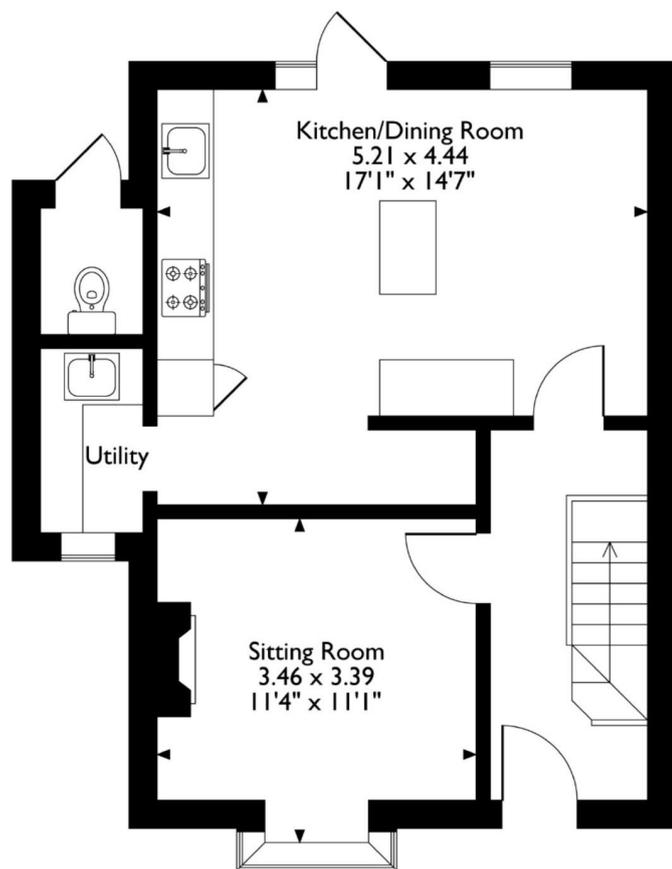


Stepping through the attractive front entrance door, you're greeted by a welcoming reception hallway that retains its original charm with the tiled floor. The hallway houses the first-floor staircase and offers convenient open storage options. From here, you can access both the living room and kitchen.

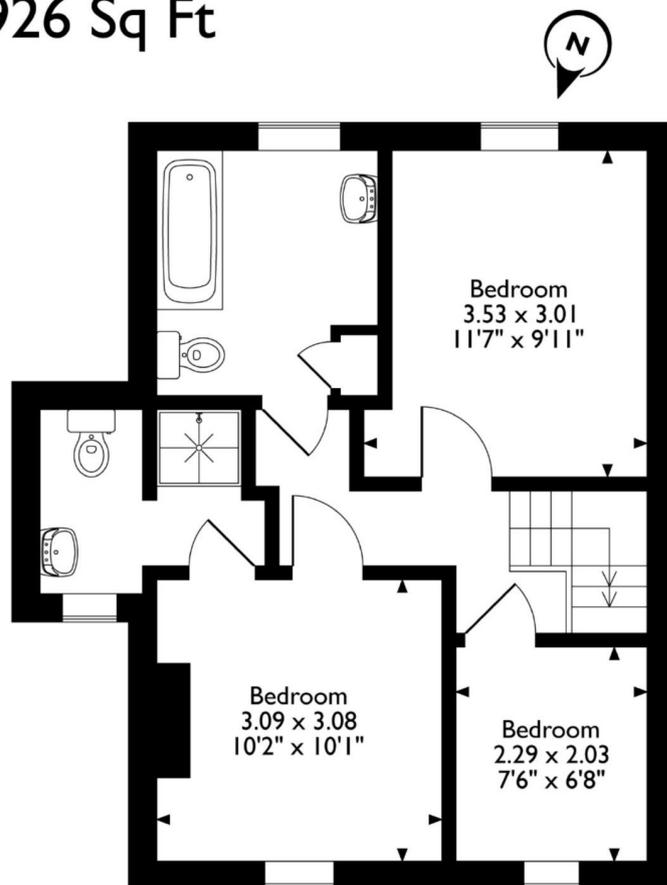
The living room, positioned at the front of the house, serves as a cosy reception space. Its standout feature is the charming log-burning stove, which adds warmth and character.

The kitchen is a spacious, multifunctional hub, refitted with matt-fronted units and appliances, including an integrated oven, hob, and cooker hood. It also features a breakfast bar or island, ideal for informal dining or a relaxed coffee. With plenty of room for a dedicated dining area, this rear-facing kitchen enjoys views over the delightful garden. A door provides direct access to the garden, and there is a useful utility area, complete with pantry storage and plumbing for laundry needs.

## Approximate Gross Internal Area 86 Sq M/926 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 landing provides access to three bedrooms and a family bathroom. There's also convenient loft access from the landing, offering additional storage potential.

The principal bedroom, located at the front of the house, comfortably accommodates a double bed and benefits from a refitted ensuite. This modern ensuite features a three-piece suite, including a shower enclosure.

Bedroom two, a double rear-facing room, enjoys delightful views of the garden, whilst the third bedroom is a single, front-facing room that could easily double as a home office or study, perfect for those working remotely.

The family bathroom is spacious and thoughtfully designed, featuring a three-piece suite that includes a bath with a shower attachment. A useful built-in shelved storage cupboard provides extra space for towels and toiletries, adding practicality to this inviting space.

# STEP OUTSIDE



The property offers convenient off-road parking for two small cars at the front, with a side pedestrian gate leading to the spacious rear garden.

Benefitting from a sunny south-east-facing aspect, the garden is primarily laid to lawn with an inset pathway and a paved sun terrace - perfect for outdoor relaxation. Enclosed by fencing for privacy, the garden features a variety of established shrubs. Additional perks include an attached outdoor storage shed and a remaining storage container, providing practical space for garden tools and more.

## INFORMATION

Postcode: NP26 3SJ  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: C





## DIRECTIONS

From Chepstow proceed from the High Beech Roundabout in the direction of Caldicot/Caerwent (third 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. Stay on this road for approx. 6 miles, bypassing Caldicot. On entering Rogiet pass the garage on the right hand side and take the next left turn into Ifton Road, take the first right turn into Crossway where the property can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	83
England & Wales	EU Directive 2002/91/EC		

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