



# CALDICOT

Guide price **£425,000**



# 17 HEOL TROTHY

Caldicot, Monmouthshire NP26 4RA



4 Double bedrooms  
Garage & off-road parking for 2 cars  
Close to Caldicot Castle & Country Park

This well presented 4-bedroom detached property is located on the outskirts of Caldicot town centre. 17 Heol Trothy is close to local amenities, including the beautiful grounds of Caldicot Castle & Country Park. The town of Caldicot offers a range of facilities to include primary and comprehensive schooling, a range of local inns and restaurants plus shopping and leisure facilities. There is access to the M4 motorway network in the neighbouring town of Chepstow and also at Magor.

The property was built by Redrow Homes, it is a Ruthin design and part of the Heritage Collection, there are very few examples of this design within the development and it is worthy to note the four double bedrooms, the spacious kitchen that can accommodate a table and the second reception room, that would make an ideal sizeable study for those wishing to work from home.



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### KEY FEATURES

- Superb detached property
- 2 reception rooms
- Ensuite to principal bedroom
- Spacious kitchen with built in appliances
- Enclosed rear gardens
- Well located for local amenities



# STEP INSIDE



As you step through the entrance door, you are welcomed into a spacious reception hallway, setting the tone for the rest of the home. From here, doors lead to all of the ground floor rooms, providing a seamless flow throughout. There is a well-placed cloakroom, fitted with a modern two-piece suite, and a useful understairs storage is perfect for coats, shoes, or other essentials.

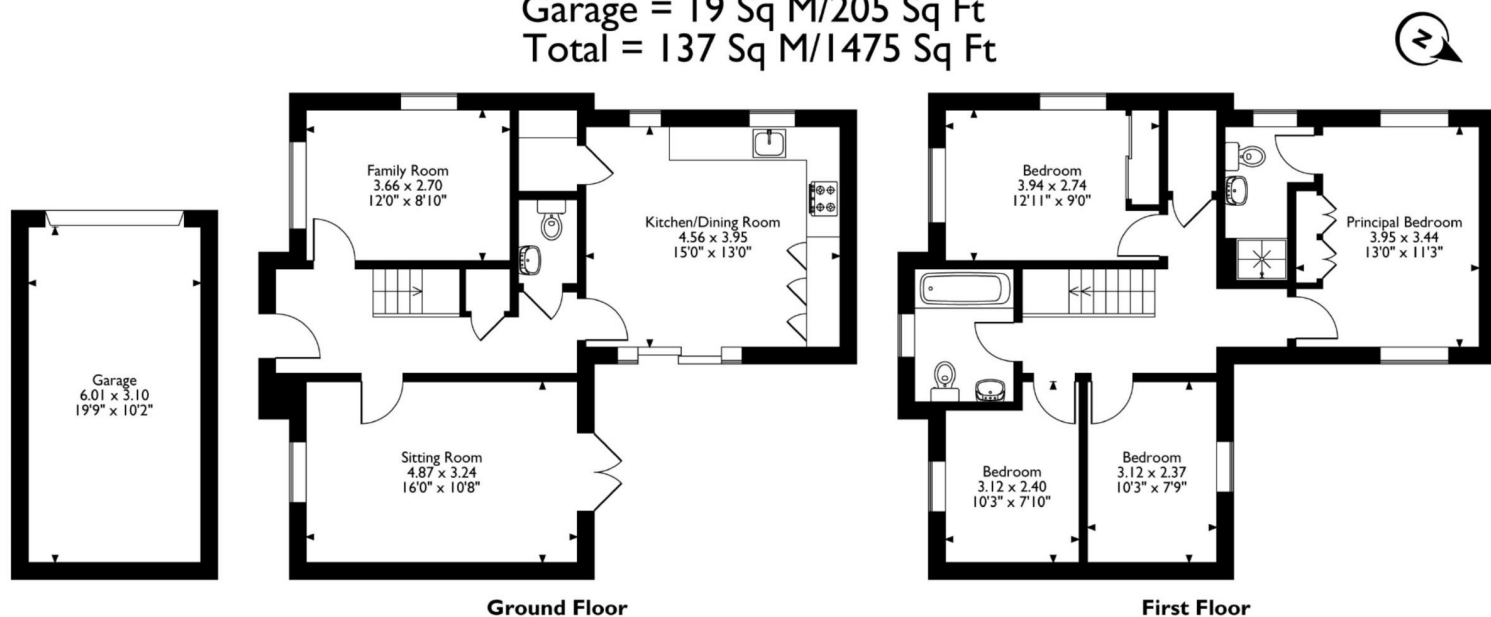
The living room is an impressively proportioned reception space. French doors at the rear of the room open out onto the garden, creating an effortless transition between indoor and outdoor living. With ample space for various furniture arrangements, this room can be tailored to suit individual tastes, making it a truly versatile space for families.

The second reception room, currently presented as a sitting room, is another standout feature of the property. This room's dual aspect windows provide the space with natural light. It also presents an ideal opportunity for those working from home, easily transforming into a practical study.

The kitchen is a real heart of the home, boasting a generous size and a contemporary design with two-tone high-gloss cabinetry in cream and wood-effect finishes. A range of integrated appliances, including a four-ring hob, oven, microwave, dishwasher, and fridge/freezer, ensure this space is not only aesthetically pleasing but also highly functional. There's plenty of room for a dining table, making this a wonderful spot for casual family meals. The kitchen's dual aspect windows, along with doors leading to the rear terrace, create an airy environment.

Adding to the kitchen's practicality is a walk-in pantry area, providing ample storage for dry goods and kitchen essentials. It also features plumbing for a washing machine.

Approximate Gross Internal Area  
 Main House = 118 Sq M/1270 Sq Ft  
 Garage = 19 Sq M/205 Sq Ft  
 Total = 137 Sq M/1475 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.

Ascending to the first floor, you are greeted by a spacious landing area that provides access to all four well-proportioned bedrooms. This light and open space creates a natural hub, connecting the upper level with ease and offering a sense of continuity between rooms. There is also a conveniently placed cupboard housing the boiler and loft access for further storage options.

One notable feature is that the staircase, landing, and bedroom carpets have all been recently replaced, providing a fresh and updated feel to the entire first floor.

Each of the four bedrooms is generously sized, with ample space to comfortably accommodate a double bed. The principal bedroom stands out, offering the added luxury of an en-suite bathroom, complete with a shower enclosure. This main bedroom, along with the second bedroom both benefit from built-in wardrobes, maximising storage.

The family bathroom serves the remaining bedrooms and is fitted with a contemporary three-piece suite, including a bath with an overhead shower.

# STEP OUTSIDE



Stepping outside, the rear garden offers a beautifully designed outdoor space. The garden features an attractive paved area that serves as a delightful sun terrace, ideal for al fresco dining. Complementing this is a decorative slate feature, adding a touch of modern elegance to the space, while the raised decked area provides an additional entertaining spot.

The garden has been thoughtfully landscaped with a variety of established shrubs, bringing colour and texture throughout the seasons and fencing ensures the garden is fully enclosed.

For convenience, there is a useful pedestrian access point leading directly to the driveway, which provides off-road parking for two cars, ensuring ease of access for homeowners and guests alike. The driveway continues to a single garage.

## INFORMATION

Postcode: NP26 4RA

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: TBC





## DIRECTIONS

From Chepstow proceed along the A48 in the direction of Caerwent for approx 5 miles in total, passing St Pierre Golf & Country Club on the left-hand side. At the roundabout continue straight over, continuing along the A48. On entering the dual carriageway (and passing the farm shop on the left), turn left just after the speed camera in to the village of Caerwent. Continue and take a left turn (to Caldicot) just prior to The Coach & Horses pub. Continue along this road without deviation (do not turn right on to Dewstow Road). At the roundabout take the first turn into Heol Trothy, where following the numbering the property can be found on the right-hand side.



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