



PORTSKEWETT

Guide price **£325,000**



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# 53 MAIN ROAD

Portskewett, Caldicot, Monmouthshire NP26 5SA



No onward chain  
Large level rear garden  
Popular village location, close to local amenities

This extended detached property is located within the beautiful semi-rural village of Portskewett. The village offers a wealth of local amenities, including a well-regarded primary school, a convenient doctor's surgery, and a local chemist. You'll also find a village shop, along with a church, all perfect for enjoying the local community. For those who appreciate nature's beauty, the captivating coastal path and the iconic Black Rock are within easy reach, providing endless opportunities for exploration.

The property is also well located for commuting via the M4 network, with access at both Chepstow and Magor and only a short distance from the beautiful grounds of Caldicot Castle and Country Park. Offered for sale with the benefit of no onward chain the property offers flexible accommodation on one level, with countryside views to the rear elevation, with only fields beyond the rear garden boundary.



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### KEY FEATURES

- Detached bungalow
- Flexible & extended accommodation
- 2 Double bedrooms
- 2 Reception rooms
- Countryside views to the rear elevation
- Close to M4 access and rail networks



# STEP INSIDE



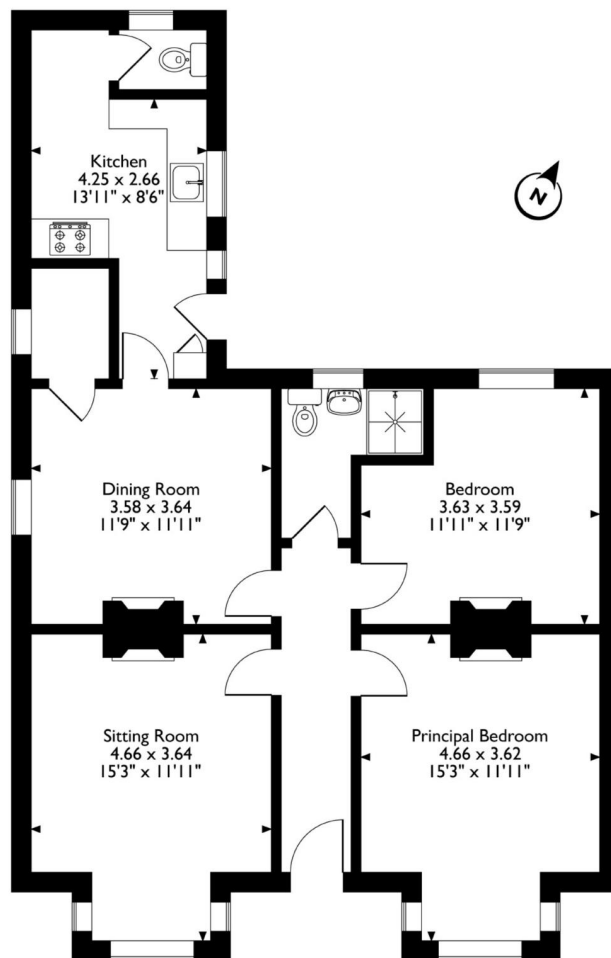
This charming property boasts a spacious and flexible layout, all on one level. High ceilings and freshly redecorated rooms create a bright and airy atmosphere, making it an inviting home with plenty of potential. The well-designed floor plan allows for versatile living, adapting easily to different needs and preferences.

Upon entering, a welcoming reception hall provides access to all rooms, except for the kitchen, which is positioned at the rear of the property.

To the left, a generous living room features a front-facing bay window that floods the space with natural light, along with a fireplace. On the opposite side of the hall, a well-proportioned double bedroom mirrors the living room's design, complete with its own large bay window and feature fireplace.

Further along the hall, another double bedroom enjoys garden views, with a picturesque countryside aspect stretching beyond the boundary. This room also benefits from a feature fireplace, enhancing its charm.

## Approximate Gross Internal Area 82 Sq M/883 Sq Ft



### Ground 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.

Centrally located, the recently refitted shower room is a practical addition, equipped with a walk-in shower enclosure featuring a fixed seat, a low-level WC, and a washbasin with built-in storage. Loft access is also available from the shower room.

The accommodation continues with a well-sized dining room, offering ample space for a dining table and a side-facing window. A useful walk-in cupboard provides additional storage and houses the central heating boiler.

The property has been extended to the rear and accommodates the kitchen which is fitted with a range of base and wall units, an integrated oven and hob, and a side-facing window, this practical space is both functional and well-lit. From here, there is direct access to the rear garden, along with the added convenience of a ground-floor cloakroom fitted with a WC.

# STEP OUTSIDE



The property is set back from the road, accessed via a gated entrance leading to a stepped pathway that guides you to the front door. The front garden features a well-maintained lawn with borders.

To the rear, the garden extends into a generous, level lawn - an open and versatile space, perfect for outdoor enjoyment. Whether you envision a vibrant flower garden, vegetable beds, or a relaxing patio area, this blank canvas is ideal for keen gardeners looking to create their own haven. Beyond the garden's boundary, uninterrupted views of picturesque countryside backdrop, enhancing the sense of peace and privacy.

## INFORMATION

Postcode: NP26 5SA

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: E





## DIRECTIONS

From Chepstow take the A48 road to Caldicot, passing St Pierre Golf & Country Club on the left-hand side. At the roundabout take the first exit onto the B4245, proceed for a few miles and on entering Caldicot take the first exit into Portskewett at the Mitel roundabout. Continue, passing the village shop on the left and following the numbering the property is located on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	51	79
EU Directive 2002/91/EC		

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.