



CALDICOT

Guide price **£450,000**



66 HEOL SIRHOWY

Caldicot, Monmouthshire NP26 4RN



Superb westerly facing landscaped gardens
Off road parking and garage
Located close to local amenities and M4 access

This well presented 4-bedroom detached property, built by David Wilson Homes in 2022, is located on the outskirts of Caldicot town centre. 66 Heol Sirhowy 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 is an Exeter design, it is worthy to note the four sizeable bedrooms, the spacious kitchen that can accommodate a full-sized dining table, and the beautifully landscaped rear gardens. There is a garage with parking to the front for two vehicles. The property received many upgrades from the developer when it was built, these include spotlighting to the bathroom, kitchen and utility, luxury carpets and Amtico flooring throughout, premium soft close kitchen units and upgraded tiling to bathroom



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KEY FEATURES

- Well-presented detached property
- 4 bedrooms
- Spacious kitchen/dining room
- Ground floor cloakroom & utility room
- Remainder of NHBC
- Viewing recommended

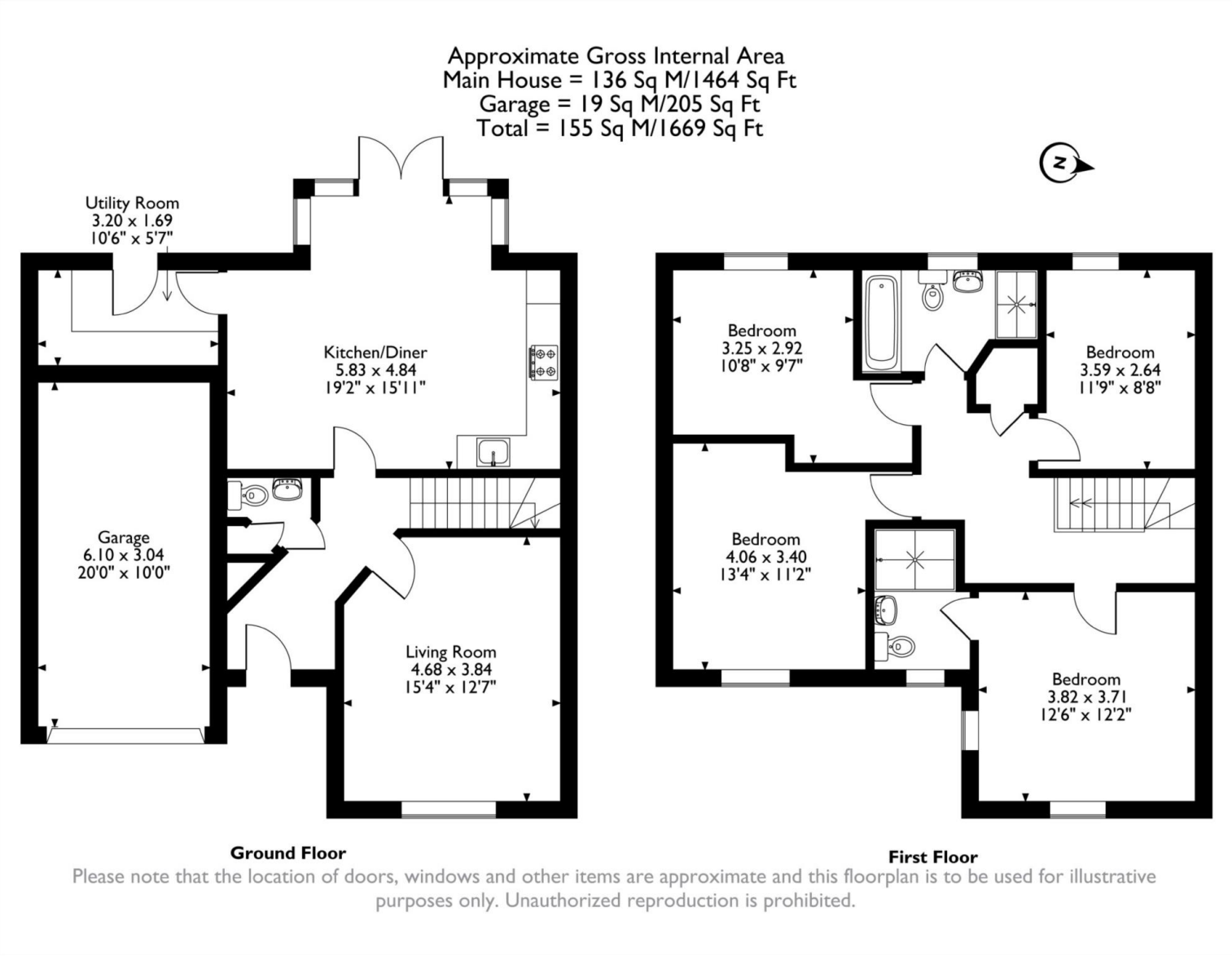


STEP INSIDE



Step inside and you're greeted by a spacious and welcoming reception hall, setting a contemporary tone for the rest of the home. Just off the hallway is a stylish cloakroom, fitted with a modern two-piece suite. The main living room is a generously sized, front-facing space, perfect for relaxing or entertaining. With room for a variety of furniture layouts and a useful under-stairs storage cupboard, it combines comfort with practicality.

At the heart of the home is the beautifully designed kitchen and dining area. Sleek, high-gloss cabinets are paired with marble-effect work surfaces to create a modern and elegant space. Integrated appliances comprise a double oven, hob, and a canopied cooker hood, while plumbing is in place for a dishwasher. There's ample room for a full-sized dining table, making this space ideal for family meals and social gatherings. French doors open directly onto a sun-drenched terrace, allowing light to pour in and connecting the indoors to the landscaped garden beyond.



Adjacent to the kitchen is a well-appointed utility room, offering additional storage, matching units and worktops, and plumbing for laundry appliances. This space also houses the wall-mounted Ideal central heating boiler and provides a second access point to the rear garden.

Together, the ground floor combines functionality and modern design, creating a space that's perfect for both daily life and entertaining.

Ascending to the first floor, you're welcomed by a generous landing area offering access to all rooms, loft space, and a convenient airing cupboard.

The principal bedroom is a spacious front-facing double room with a peaceful wooded outlook, complete with an ensuite featuring an oversized shower and a frosted window that fills the space with natural light.

Bedroom two mirrors this tranquil front aspect and also offers excellent proportions. At the rear, bedrooms three and four overlook the beautifully landscaped garden and are both comfortably sized to accommodate double beds - ideal for family, guests, or a home office setup if required.

The contemporary family bathroom boasts a four-piece suite, including a separate bath and a large walk-in shower, with another frosted window providing plenty of natural brightness.

STEP OUTSIDE



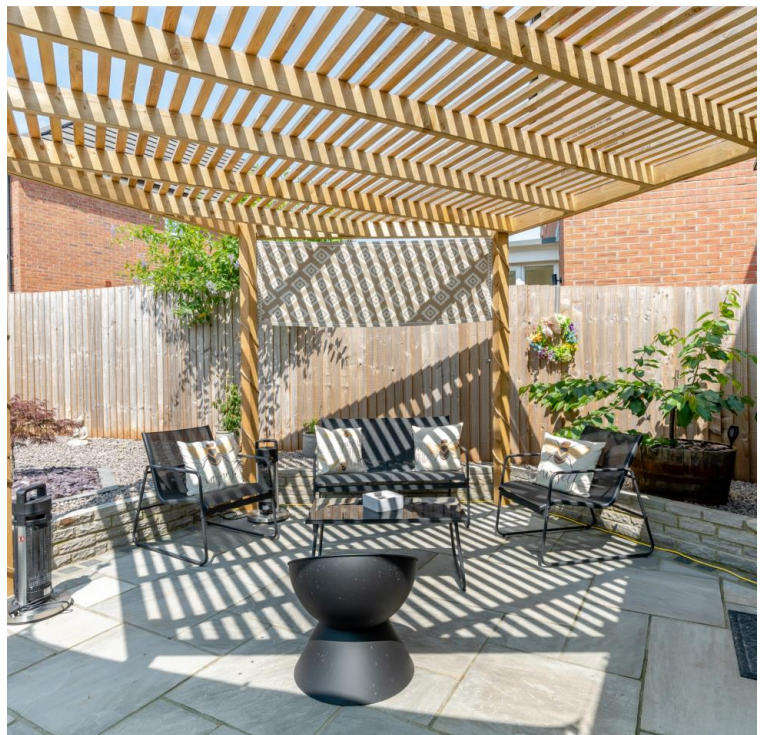
Step outside and you'll find parking for two cars at the front, complete with an electric vehicle charging point and access to a powered single garage. The real showstopper, though, is the stunning rear garden.

Thoughtfully landscaped by the current owners and enjoying a sunny westerly aspect, it's a true outdoor retreat. Designed around a unique hexagonal layout, the space features a central faux lawn, elegant slate detailing, and a spacious paved sun terrace - perfect for entertaining with ease and low maintenance. Fully enclosed with fencing, the garden also offers side access, outdoor lighting, a water tap, and power points for added convenience and a beautiful wooden pergola.

AGENTS NOTE: There is a pending site service charge. The amount is yet to be confirmed but thought to be in the region of £250.

INFORMATION

Postcode: NP26 4RN
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: B





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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 into 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 and at the T junction turn right and follow the road into Heol Sirhowy, where the property is located towards the bottom on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		93
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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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