



CALDICOT

Guide price **£260,000**



HEULWEN

5 Ash Grove, Caldicot, Monmouthshire NP26 4NG



3 Bedrooms
Driveway for 2 cars and garage
Popular cul de sac location

This 3-bedroom semi-detached property is located on the outskirts of Caldicot town centre. 5 Ash Grove 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 offers a spacious living room, with separate dining room. There are three bedrooms and a bathroom, along with a well-proportioned kitchen. The property further benefits dedicated off road parking for two cars and a garage, plus a well enclosed rear garden.



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KEY FEATURES

- Semi-detached property
- Living room with separate dining room
- Well-proportioned kitchen
- Enclosed level rear garden with lawn and sun terrace
- Close to local amenities including schooling
- Walking distance to Caldicot Castle & Country Park



STEP INSIDE



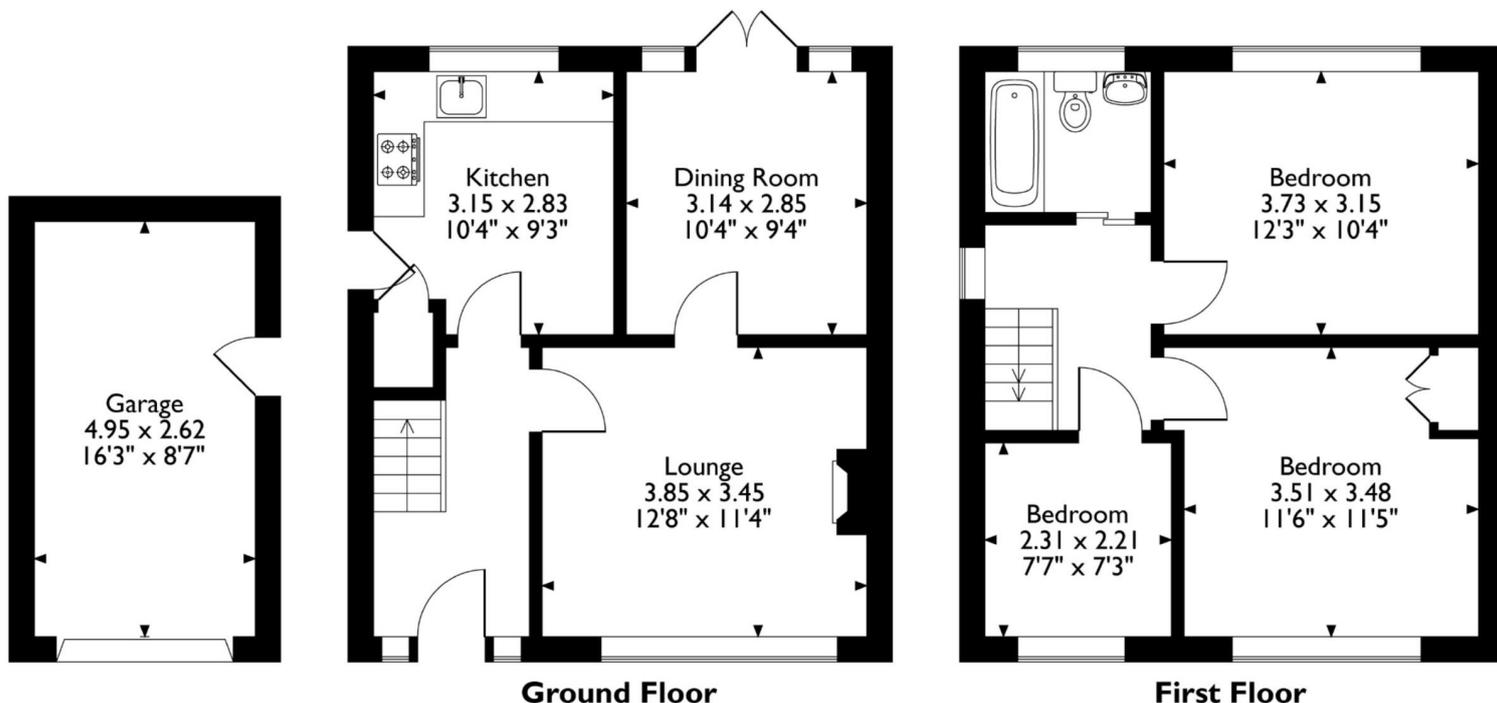
Step through the front door into a welcoming reception hall, where stairs rise to the first floor and doors lead to both the kitchen and the living room, creating an easy and practical flow throughout the ground floor.

The kitchen is fitted with a comprehensive range of base and wall-mounted units, complemented by integrated appliances including an oven and four-ring hob, along with plumbing for a utility area. A window frames a pleasant view of the garden, while a side door provides convenient external access. Inset lighting adds a modern touch, and useful understairs storage enhances the functionality of the space.

Leading off the kitchen, the dining room enjoys French doors opening directly onto the rear garden, inviting in natural light and offering seamless indoor-outdoor living. This versatile room comfortably accommodates a dining table, yet could easily adapt to suit a variety of needs.

From here, there is access to the living room a generously proportioned front-facing reception space centred around an attractive fireplace with a wood-burning stove, creating a warm and inviting focal point.

Approximate Gross Internal Area
 Main House = 78 Sq M/840 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 91 Sq M/980 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.

Upstairs, the first-floor landing provides access to all bedrooms and the family bathroom.

The principal bedroom is a spacious front-facing double, filled with natural light from a large window and benefiting from a built-in double cupboard housing the boiler.

Bedroom two is another well-sized double room, enjoying a peaceful rear aspect overlooking the garden. Bedroom three is a front-facing single room, ideal as a child's bedroom or home office.

The bathroom is fitted with a modern white three-piece suite, featuring a shower over the bath. Fully tiled walls and a frosted window for natural light.

STEP OUTSIDE



Step out into an enclosed rear garden, securely bordered by fencing and enjoying a sought-after south-easterly aspect - perfect for catching the morning and early afternoon sun. The garden is level and mainly laid to lawn, creating a generous, open feel, while a paved sun terrace provides an ideal setting for outdoor dining and relaxation beneath the impressive pergola.

A convenient pedestrian door offers direct access to the side of the garage, with additional space at the rear currently arranged as a small home office - ideal for remote working or hobbies. The driveway comfortably accommodates two vehicles, and a gated entrance leads to further hardstanding and the garage.

INFORMATION

Postcode: NP26 4NG

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From Chepstow proceed straight over at the High Beech Roundabout signposted Caerwent/Newport (A48). Continue down the hill and pass St Pierre Country Club on the left-hand side. Continue up the hill, and at the next roundabout turn left in the direction of Caldicot. Continue along without road without deviation for a few miles and carry straight on (2nd exit) at the Mitel roundabout. A short distance along this road turn right on to Chepstow Road. Follow this road, passing Asda on the left-hand side and continue straight over at the mini roundabout into Sandy Lane. Follow the road and take a left turn into Ash Grove where the property can be found on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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