



CALDICOT

Guide price **£350,000**



ARCHER & CO

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01291 626262



# 8 PARC RHUDD

Caldicot, Monmouthshire NP26 4RL



3 Bedrooms Ensuite to principal bedroom  
Off road parking for 3 cars  
Ideally located for M4 commuting

This well presented 3 -bedroom detached property is located on the outskirts of Caldicot town centre. Parc Rhudd 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 briefly consists of 3 bedrooms, the ensuite having the benefit of an ensuite and a family bathroom to the first floor. The ground floor has a useful utility room and cloakroom, along with a sizeable kitchen which has space for a dedicated dining table if required, and a well-proportioned reception room. Externally the gardens are well bounded by fencing and there is off road parking for 3 cars.

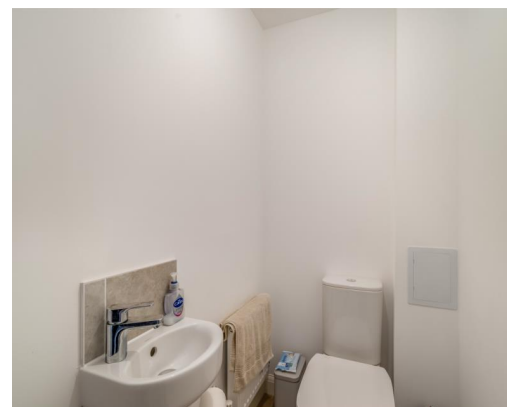


Guide price  
£350,000



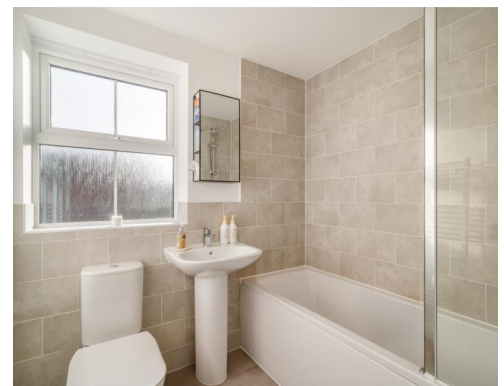
## KEY FEATURES

- Well-presented detached property
- Sizeable reception room
- Kitchen with integrated appliances & dining area
- Utility room & ground floor cloakroom
- Enclosed rear gardens
- Popular location close to local amenities & schooling





# STEP INSIDE



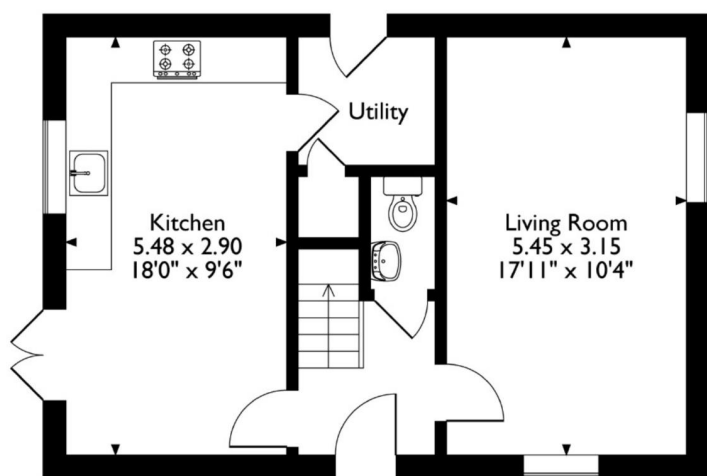
Step through the front door into the reception hall, where stairs rise to the first floor and doors open to the main ground-floor rooms.

Just off the hallway is a convenient cloakroom fitted with a modern two-piece suite. Additional doors lead into both the living room and the kitchen, creating an easy, flowing layout throughout the ground floor.

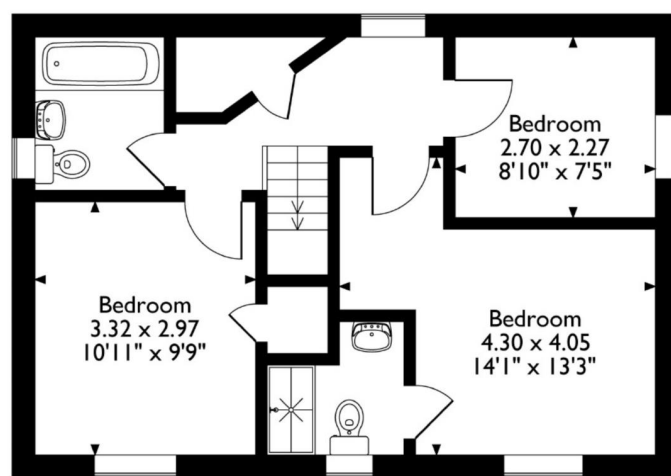
The living room is a generously sized reception space, designed to accommodate a variety of furniture arrangements. Its dual-aspect windows draw in plenty of natural light, with one offering a charming view of the woodland beyond.

The kitchen is equally impressive - well-proportioned and spacious enough to host a dining table if desired. French doors open directly onto the rear garden, while further dual-aspect windows provide attractive views of both the garden and the woodland to the front. High-gloss units supply ample storage, and the kitchen is equipped with an integrated oven, hob, and canopied extractor, along with plumbing for a dishwasher and space for a fridge-freezer. Inset spotlights complete the modern feel. A door leads into the utility room, which offers external access, plumbing for laundry appliances, space for a tumble dryer, and houses the wall-mounted gas boiler.

## Approximate Gross Internal Area 90 Sq M/968 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.

Moving upstairs, the spacious landing is filled with natural light from a rear window and provides access to all three bedrooms and the family bathroom. It also includes a useful storage cupboard and loft access.

Bedroom one is a comfortable double room that enjoys peaceful woodland views. This room benefits from its own ensuite shower room, fitted with a contemporary three-piece suite including a shower enclosure.

Bedroom two is another good-sized double, also enjoying similar wooded aspects and offering handy over-stairs storage. Bedroom three is a generous single room and would make an ideal study for those working from home.

Completing the first floor is the family bathroom, fitted with a modern three-piece suite comprising a panelled bath with screen and shower attachment.



# STEP OUTSIDE



The rear garden is securely enclosed by fencing with a brick wall to one side and convenient gated pedestrian access. It offers a lovely mix of spaces, including a lawn and two decked areas perfect for relaxing or entertaining, and a small paved terrace, all of which enjoys a peaceful woodland backdrop. The property also benefits from dedicated off-road parking for three vehicles, and the bordering woodland brings a charming abundance of local wildlife right to your doorstep.

## INFORMATION

Postcode: NP26 4RL  
Tenure: Freehold  
Tax Band: E  
Heating: Gas  
Drainage: Mans  
EPC: B







## DIRECTIONS

At the roundabout at the top of Chepstow take the 3rd exit signposted Caerwent A48, stay on this road for approximately 2 miles. At the next roundabout take the first exit and continue without deviation to the next roundabout (Mitel). Taking the second turn (straight over) continue for a short distance taking a first right turn into Chepstow Road. Passing Asda on the left take the next right turn into Church Road. Continue passing the entrance to Caldicot Castle on the right and carrying straight over at the roundabout and proceeding up the hill. At the next roundabout take the last turn into Heal Trothy, and right at the T junction, turn left into Clos Ystwyth and right into Parc Rhudd.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		94
B (81-91)	83	
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



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.