



25 Ifton Road

Rogiet, Caldicot, Monmouthshire, NP26 3SS



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- Semi-detached family home
- Lounge
- Kitchen / dining room
- Three bedrooms
- Family bathroom
- Driveway parking for multiple vehicles
- Sizeable low-maintenance rear garden comprising patio area & level lawn
- Popular village location within walking distance of Primary school & Severn Tunnel train station
- Short drive to extensive range of amenities at Caldicot town & Magor Square
- Excellent access to M48/ M4 Motorways providing links to Cardiff, Bristol & London

Offers in excess of
£325,000

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Description

A well-presented three-bedroom family home, benefitting from extensive modernisation work carried out by the current vendors, to include, new heating system, rewiring, new kitchen & bathroom. The property features a spacious lounge and a modern open-plan kitchen/dining room with breakfast bar and French doors to the rear garden. The ground floor also benefits from a WC and under stairs storage. Upstairs offers two double bedrooms, a single room and a modern bathroom with large double shower. Externally, there is a low maintenance front garden with driveway parking and a landscaped rear garden with patio, artificial lawn and a versatile garden room.

Situation

Situated in the popular village of Rogiet within 1.5 miles of Caldicot which boasts an extensive range of facilities including supermarkets to include Waitrose and Aldi, shops, schooling, a variety of restaurants and Public Houses and there are twice weekly markets in the town centre. Caldicot has an active leisure centre with swimming pool and there are several golf courses nearby. The property has easy access by Motorway (M48 & M4) and Rail to Cardiff (23 miles), Newport (11 miles) and Bristol (27 miles) as well as regular public transport services and within walking distance of Severn Tunnel Junction Station.

Ground Floor Accommodation

The property is entered directly into a welcoming entrance hall, with staircase rising to the first floor, a useful under stairs storage cupboard, and access to all ground floor accommodation, including a convenient cloakroom fitted with WC. The lounge is a well-proportioned and inviting space, with a window overlooking the front aspect, providing good natural light and a comfortable setting for everyday living. To the rear of the property, the kitchen/dining room offers a sociable, open-plan layout. The kitchen is fitted with a range of wall and base units with work surfaces incorporating a sink unit, complemented by a hot water tap. Integrated appliances include a washing machine, dishwasher and fridge/freezer, along with cooking facilities. A breakfast bar provides additional workspace and informal seating, ideal for modern living. The dining area provides ample space for a table and chairs and benefits from French doors opening directly onto the rear garden, creating an excellent indoor-outdoor flow and making the space ideal for both everyday living and entertaining.

First Floor Accommodation

To the first floor, a notably spacious landing gives access to all rooms, along with a useful airing cupboard, housing the central heating boiler. To the front is a well-proportioned double bedroom, complemented by another double room overlooking the rear. Bedroom three is a small double bedroom, offering flexibility as a nursery, home office or dressing room. The family bathroom has been updated to include a modern suite comprising a WC, wash hand basin and a large double shower enclosure.

Outside

To the front, the property benefits from a low maintenance, level lawn alongside a sloped driveway providing off-road parking for multiple vehicles. The rear garden has been designed with low maintenance in mind, featuring a combination of patio seating areas and artificial lawn, making it ideal for relaxing and entertaining. A standout feature is the impressive garden outbuilding with heating, currently utilised as a bar and entertainment space, offering excellent additional versatility, with the added benefit of storage space to the side.

Services

The property benefits all mains services.
EPC rating C.

Tenure

We are informed the property is Freehold. Intending purchasers should verify this with their solicitor.

Local Authority

Monmouthshire County Council.
Council tax band D.

Viewing

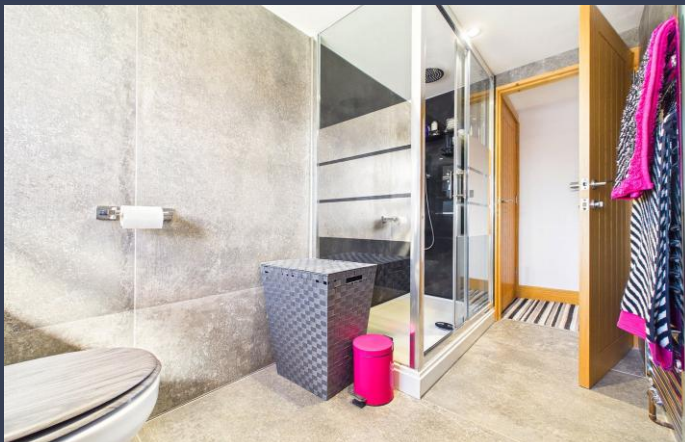
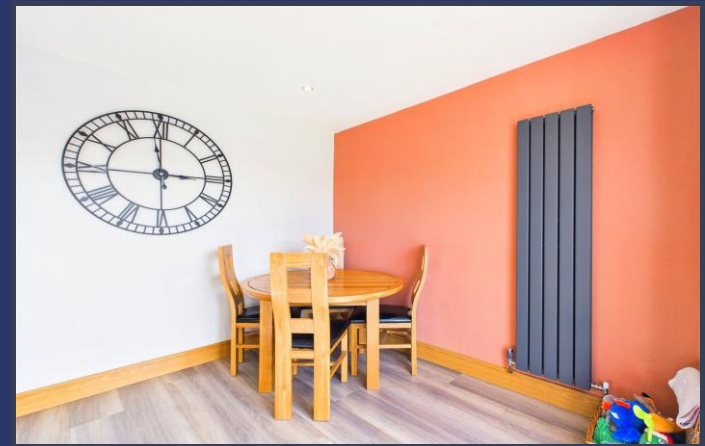
Strictly by appointment with the Agents: David James,
Tel 01291 626775

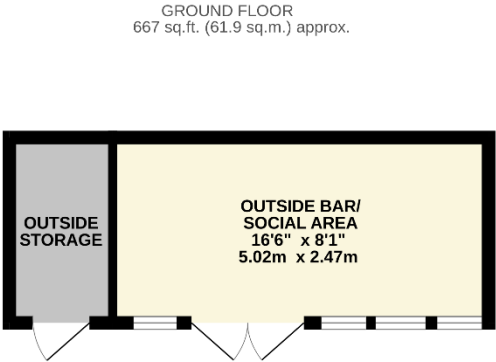
PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

72 C

78 C

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.

