



8 Swan Close

Caldicot, Monmouthshire, NP26 5RG



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- No Onward Chain
- Extended family home, offering versatile accommodation
- Lounge. Dining Room. Study
- Kitchen, Utility Room, Cloakroom
- Four bedrooms, Master with En Suite
- Family bathroom
- Off road parking
- Enclosed rear garden
- Close to amenities
- Excellent commuting links

Guide Price
£320,000

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Description

Offered with the advantage of no onward chain, this extended property provides spacious and versatile accommodation, ideal for modern family living. Situated in a sought-after village location within a quiet cul-de-sac, the home is conveniently positioned close to local primary schools and everyday amenities.

The well-planned ground floor accommodation comprises an entrance hall, study, lounge, dining room, kitchen, utility room and WC. To the first floor, there are four bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom serving the remaining rooms.

Further benefits include private off-road parking and an enclosed rear garden, offering excellent space for outdoor dining, entertaining and a level lawn area ideal for children.

Situation

This desirable location is within walking distance of Caldicot Castle and Country Park as well as being close to an extensive range of amenities to include leisure centre, doctor's surgery, supermarkets, shops, restaurants and pubs as well as Junior and comprehensive schools nearby. The A48, M48 and M4 motorway network are all within easy reach bringing Newport, Cardiff and Bristol within convenient commuting distance.

Ground Floor Accommodation

Enter the property via a welcoming and generously sized hallway, with doors leading to the principal reception rooms. To the left, the study offers a versatile space ideal for home working or a quiet retreat, featuring a window to the front aspect. A staircase rises from the hallway to the first floor.

The lounge is a spacious and inviting reception room, enjoying a front-facing window that fills the space with natural light and feature fireplace. An archway seamlessly connects to the dining room, where doors open out to the rear garden, perfect for indoor-outdoor living and entertaining.

The kitchen is fitted with a range of wall and base units topped with work surfaces, incorporating a sink with drainer. There is space for a fridge/freezer and a range-style cooker with an overhead extractor hood. A door provides access to the rear garden, as well as to the utility room, which in turn leads to the cloakroom, fitted with a WC and wash hand basin.

First Floor Accommodation

A staircase from the entrance hall rises to the first-floor landing, where doors lead to all rooms, along with a useful airing cupboard.

There are four well-proportioned bedrooms, with the principal bedroom benefiting from its own en suite bathroom. Bedrooms two and three are both comfortable doubles, each featuring built-in wardrobes, while bedroom four is a single room, ideal as a nursery, guest room or home office.

The family bathroom is fitted with a bath with shower over, WC and wash hand basin, serving the remaining bedrooms

Outside

To the front of the property, there is off-road parking for two to three vehicles. The rear garden is enclosed and thoughtfully arranged, featuring two paved seating areas ideal for outdoor dining and relaxation, alongside a level lawn and wooden shed. A rear gate provides convenient access.

Tenure

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitor.

Services

Mains electric, gas, water and drainage.
EPC Rating: C

Local Authority

Monmouthshire County Council
Council tax band: E

Viewing

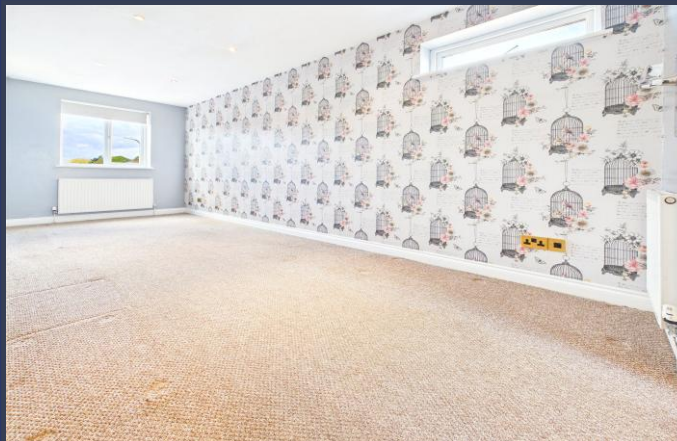
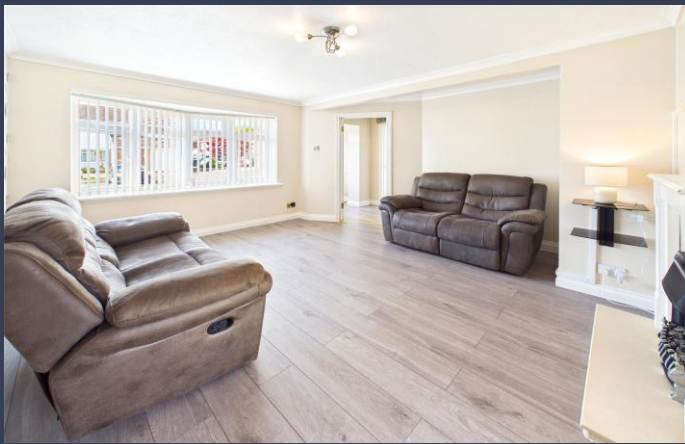
Strictly by appointment with the Agents:
David James, Chepstow

PLANS AND PARTICULARS

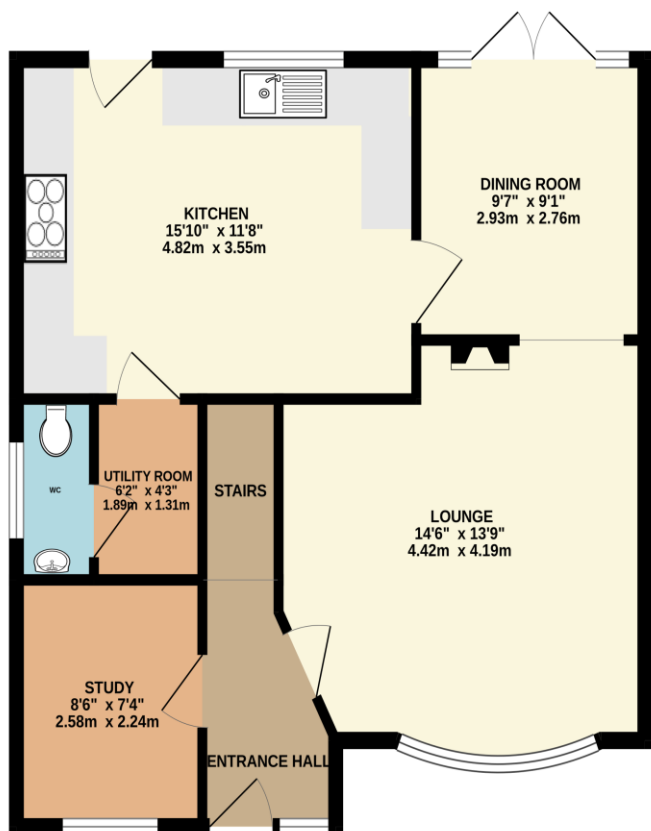
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

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.



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.

