

Selling with us

Property Details Approval Form

9 The Retreat, Caldicot,
Gwent, Wales, NP26 5BG

Date: 15 May 2024

Property Ref and Version: CPW101518 - 0001

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

offers in excess of £280,000

Tenure: Freehold

Key Features

- Council Tax Band - E
- Three Bedroom House
- Detached
- Garage
- Parking
- Great commuting Location
- School Catchment
- EPC Rating: C

Short Description

Discover serenity and space in this stunning three-bedroom detached residence, nestled in the tranquil haven of The Retreat, Caldicot.

Ideal for commuting with convenient rail & bus links. Easy access to the M4 & M48 motorways bringing Bristol, Newport and Cardiff.

Long Description

Discover serenity and space in this stunning three-bedroom detached residence, nestled in the tranquil haven of The Retreat, Caldicot. A picturesque front garden welcomes you home, while the expansive rear garden provides a private oasis for outdoor enjoyment, complete with gated access to the garage and parking area. Step inside to be greeted by an inviting entrance hall, leading to a convenient WC and the heart of the home - an open-plan lounge diner, perfect for gatherings. The well-appointed kitchen offers ample space for culinary endeavors. Adding to the allure, a charming conservatory bathes the home in natural light and provides an ideal space for relaxation or entertaining. Ascend the stairs to the upper level, where a spacious family bathroom awaits, along with three generously sized double bedrooms, each offering comfort and tranquility. With its peaceful surroundings and thoughtfully designed interiors, this residence promises a lifestyle of comfort and convenience in the sought-after locale of The Retreat, Caldicot.

Ideal for commuting with convenient rail & bus links. Easy access to the M4 & M48 motorways bringing Bristol, Newport and Cardiff.

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Directions

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Room Description

Entrance Hall

W/C

Lounge

16' 11" x 11' 3" (5.16m x 3.43m)

Dining Room

11' x 9' 1" (3.35m x 2.77m)

Conservatory

11' 4" x 7' 8" (3.45m x 2.34m)

Kitchen

12' 7" x 9' 1" (3.84m x 2.77m)

Landing

Family Bathroom

Bedroom One

16' 1" x 9' 2" (4.90m x 2.79m)

Bedroom Two

11' 8" x 11' 3" (3.56m x 3.43m)

Bedroom Three

8' 3" x 7' 8" (2.51m x 2.34m)

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Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approval

Signature

Date

	Signature	Date
Matt Peters		
Miss V. Sweeney		