

Selling with us

Property Details Approval Form

6 Caldy Close, St. Julians,
Newport, Gwent, Wales, NP19
7TA

Date: 22 December 2025

Property Ref and Version: NPT309010 - 0003

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

£220,000

Tenure: Freehold

Key Features

- Two double bedrooms
- Extended snug for extra space
- On-site parking available
- Excellent public transport links
- Council tax band C
- EPC Rating: C

Short Description

This neutrally decorated semi-detached house in a desirable area, offers two double bedrooms, a versatile living space with a rear extension, on-site parking, and a convenient location, making it ideal for first-time buyers, families, or investors.

Long Description

This well-presented two-bedroom semi-detached home offers comfortable and versatile living, ideal for first-time buyers, small families, or those looking to downsize.

The ground floor features a welcoming living room positioned to the front of the property, providing a bright and relaxing space to unwind. To the rear, the kitchen diner offers ample room for cooking and entertaining, with space for a family dining table. An added bonus is the rear extension, currently used as a snug, which creates a cosy additional reception area and could also suit a home office, playroom, or reading space.

Upstairs, the first floor comprises two generously sized double bedrooms, both offering plenty of space for storage and furnishings. The accommodation is completed by a modern family bathroom fitted with a clean and practical layout.

Externally, the property benefits from a decent-sized rear garden, providing an excellent outdoor space for relaxing, entertaining, or family activities. To the front, there is a driveway offering off-street parking for up to two cars, adding convenience for homeowners and visitors alike.

Located in a popular residential area, the property is well placed for local amenities, schools, and transport links, making it a practical and appealing choice. Early viewing is highly recommended to fully appreciate the space, layout, and potential this lovely home has to offer.

The property holds an EPC rating of C and falls within council tax band C.

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Directions

Agent Note

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Room Description

Lounge

13' x 17' 5" (3.96m x 5.31m)

Kitchen

12' 9" x 9' max (3.89m x 2.74m max)

Snug

12' max x 8' 8" max (3.66m max x 2.64m max)

Bedroom 1

12' 9" max x 9' max (3.89m max x 2.74m max)

Bedroom 2

12' 9" max x 9' 1" max (3.89m max x 2.77m max)

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Property Images



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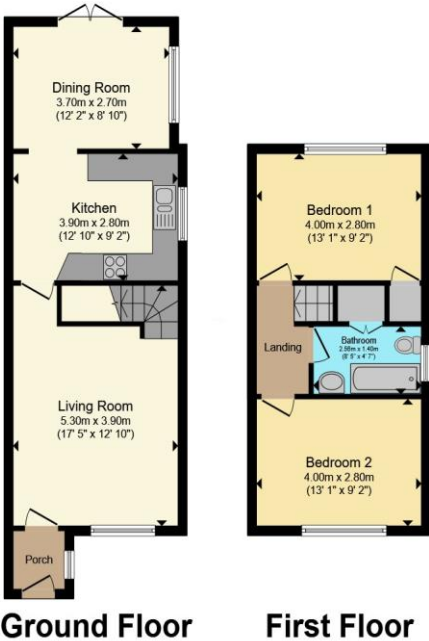
Property Images

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Floor Plan



Total floor area 76.0 m² (818 sq.ft.) approx

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.propertybox.io



Approval

	Signature	Date
Mariana Cravanzola	<i>mariana cravanzola</i>	22/12/25
Miss C. Watcyns		