



Nathan
James
ESTATE AGENTS

Heol Teifi, Caldicot

4 Bedrooms
2 Bathrooms
2 Receptions

£399,950

**Nathan
James**
ESTATE AGENTS

Situated in the ever popular area of Heol Teifi, Caldicot, this beautifully presented detached house offers a perfect blend of modern living and comfort. Built in 2005, the property boasts a generous living space, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining guests. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

The house features four well-proportioned bedrooms, providing plenty of room for family members or guests. The master bedroom benefits from a stylish ensuite. There is also a family bathroom.

The location in Caldicot is particularly appealing, offering a friendly community atmosphere while being close to local amenities, schools, and parks. This property is perfect for those seeking a tranquil lifestyle without sacrificing accessibility to essential services.

In summary, this detached house on Heol Teifi is a wonderful opportunity for anyone looking to settle in a spacious and modern home. With its ample living space, four bedrooms, and two bathrooms, it is well-suited for families or those who enjoy entertaining. Do not miss the chance to make this lovely property your own.



Kitchen
9'10x10'3

Utility
6'6x5'1

Dining Room
9'8x9'10

Living Room
14'8x11'9

Study
7'9x9'11

Cloakroom
5'9x3'9

Hallway
9'4x15'3

Bedroom One
9'8x14'0

En Suite
6'2x5'0

Bedroom Two
13'9x8'11

Bedroom Three
11'2x9'0

Bedroom Four
8'8x7'6

Bathroom
6'5x6'5





Floor 0

Approximate total area⁽¹⁾
1208.35 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



8 Newport Road
Caldicot
Monmouthshire
NP26 4HX
01291 421600

nj@nathanjamesestateagents.co.uk
nathanjamesestateagents.com