



Clos Ystwyth, Caldicot

4 Bedrooms
2 Bathrooms
2 Receptions

£379,950



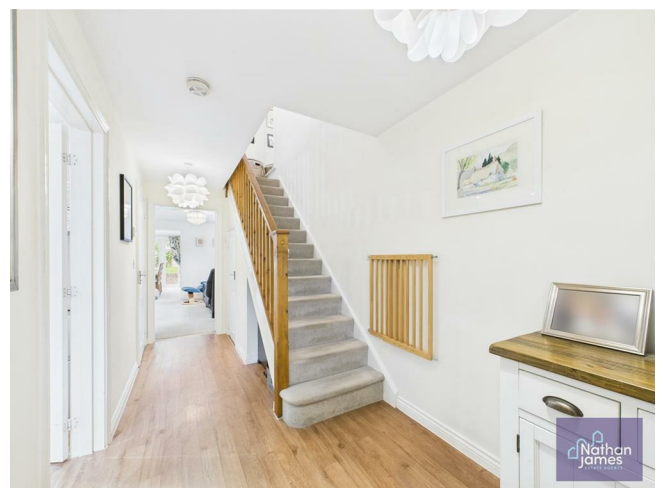
Welcome to Clos Ystwyth, Caldicot, this delightful, detached house offers a perfect blend of modern living and comfort. Built in 2014, the property spans an impressive 2,049 square feet, providing ample space for families or those who enjoy entertaining.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and social gatherings and a w/c. The heart of the home is undoubtedly the modern kitchen, which boasts ample space for a breakfast table, making it a wonderful spot for casual dining or morning coffee. The kitchen is designed with contemporary fittings, ensuring both style and functionality.

The property comprises four bedrooms, providing ample space for family members or guests. The primary bedroom benefits from an en-suite bathroom and fitted wardrobes, ensuring privacy and convenience. Additionally, a well-appointed family bathroom serves the other bedrooms, catering to the needs of a busy household.

Outside, the property is complemented by a detached single garage and Parking is a breeze with space for up to three vehicles, ensuring convenience for residents and visitors alike. The cosy feel of this home makes it an inviting retreat from the hustle and bustle of daily life. The garden area offers a lovely outdoor space for children to play or for hosting summer barbecues in the sunshine on the patio.

This home is not only a beautiful living space but also conveniently located near local amenities, schools, and transport links, making it an excellent choice for families seeking a vibrant community. With its modern features and spacious layout, this property is sure to impress those looking for a comfortable and stylish home in Caldicot.



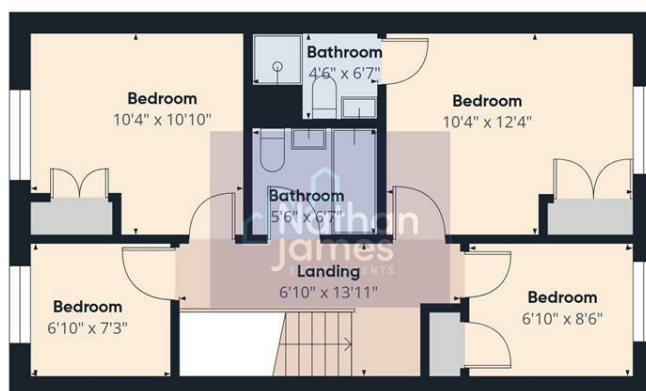
Entrance Hallway	6'3 x 16'2
Lounge	17'6 x 13'6
Dining Room	13'4 x 11'7
Kitchen	10'8 x 12'5
W/C	5'10 x 3'8
Primary Bedroom	10'4 x 12'4
En-suite	4'6 x 6'7
Bedroom	10'4 x 10'10
Bedroom	6'10 x 8'6
Bedroom	6'10 x 7'3
Bathroom	5'6 x 6'7
Landing	6'10 x 13'11

Council tax E





Approximate total area[®]
1147 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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