



Gerddi Tir Llyn, Caldicot

2 Bedrooms
1 Bathrooms
1 Receptions

£259,500



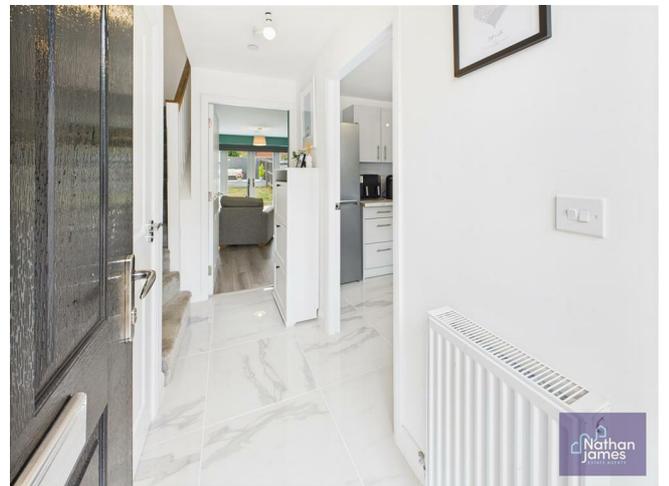
A Perfect Starter Home!

Located in the peaceful area of Gerddi Tir Llyn, Caldicot, this nearly new semi-detached house presents an exceptional opportunity for first-time buyers, investors, or those looking to downsize. Built in 2021, the property boasts a contemporary design and stylish décor, ensuring a modern living experience.

Spanning 553 square feet, the home features a welcoming reception room that provides a perfect space for relaxation or entertaining guests. With two well-proportioned bedrooms, it offers ample accommodation for individuals or small families. The bathroom is modern in design, catering to both comfort and functionality.

This property is the two-car driveway, providing convenient off-road parking and a great sized enclosed rear garden with side access back to the front driveway. The premium location enhances the appeal, with beautiful countryside greenspace right on your doorstep, perfect for leisurely walks or outdoor activities.

This property is not just a house; it is a home that combines modern living with the tranquillity of nature. Whether you are embarking on your journey as a homeowner or seeking a sound investment, this semi-detached house in Caldicot is a remarkable choice that should not be missed.



Living Room
13'2x12'9

Kitchen
10x5'8

Cloakroom
5'1x2'9

Hallway
8'10x3'5

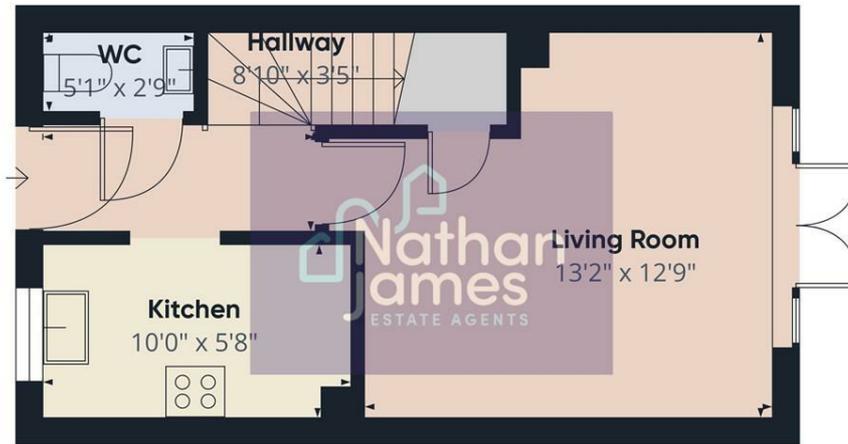
Bedroom One
8'6x12'7

Bedroom Two
8'1x12'6

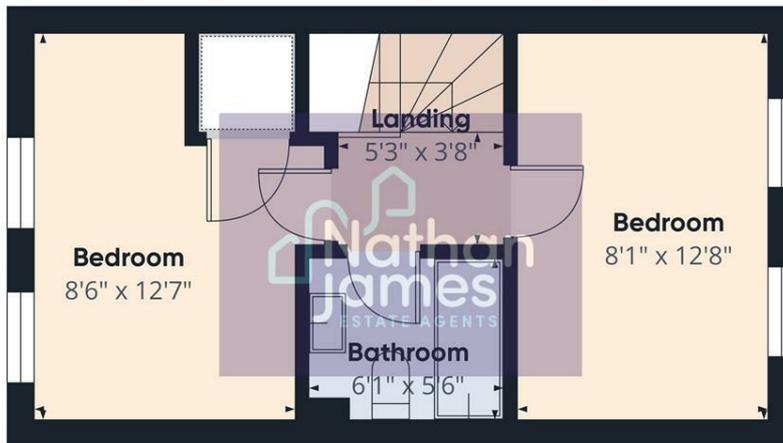
Bathroom
6'1x5'6

Landing
5'3x3'8





Floor 0



Floor 1

Approximate total area^m
553 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		97
(81-91) B	83	
(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	



8 Newport Road
Caldicot
Monmouthshire
NP26 4HX
01291 421600

nj@nathanjamesestateagents.co.uk
nathanjamesestateagents.com