



Gerddi Tir-Llyn, Caldicot

2 Bedrooms
1 Bathrooms
1 Receptions

£259,950

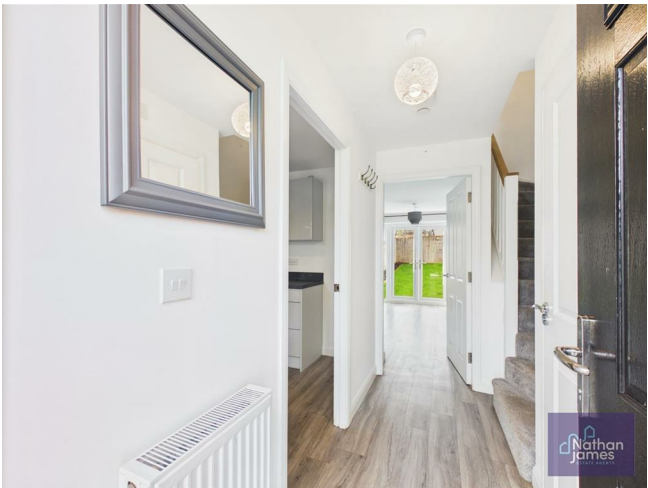


Welcome Gerddi Tir-Llyn, Caldicot, this nearly new house offers a perfect blend of modern living and comfort. Built in 2021, the property boasts a contemporary design and is ideal for first-time buyers, investors, or those looking to downsize.

Spanning approximately 560 square feet, the home features a welcoming reception room that provides a warm and inviting space for relaxation. With two well-proportioned bedrooms, there is ample room for a small family or for guests. The bathroom is thoughtfully designed, ensuring convenience and comfort for everyday living.

One of the standout features of this property is the parking space available for two vehicles, a great find in such a sought-after location with it's idyllic environment and still being close to local amenities, making it an attractive choice for those seeking a balanced lifestyle.

This outstanding property is not just a house; it is a home that promises to meet the needs of its occupants with style and practicality. Whether you are stepping onto the property ladder or looking for a smart investment, this charming residence is sure to impress. Don't miss the opportunity to make this delightful house your new home.



Entrance Hallway
9'0 x 3'6

Kitchen
10'2 x 5'9

W/C
5'1 x 2'9

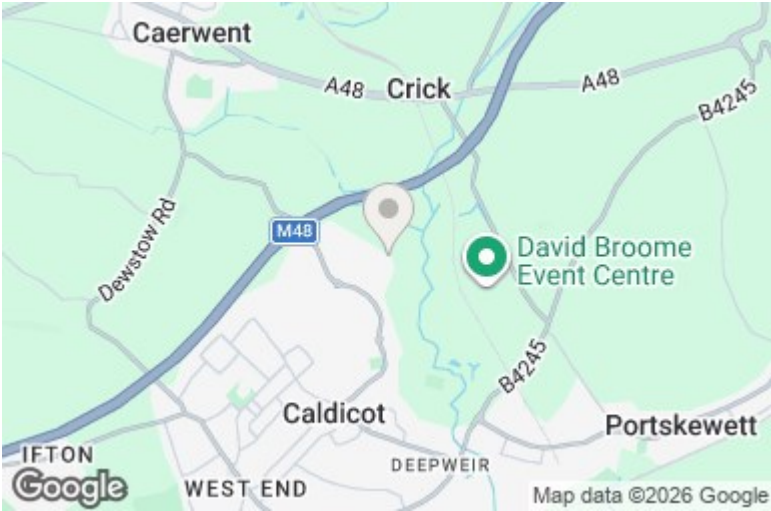
Lounge
13'0 x 12'9

Bedroom 1
8'7 x 12'9

Bedroom 2
8'0 x 12'9

Bathroom
6'2 x 5'6

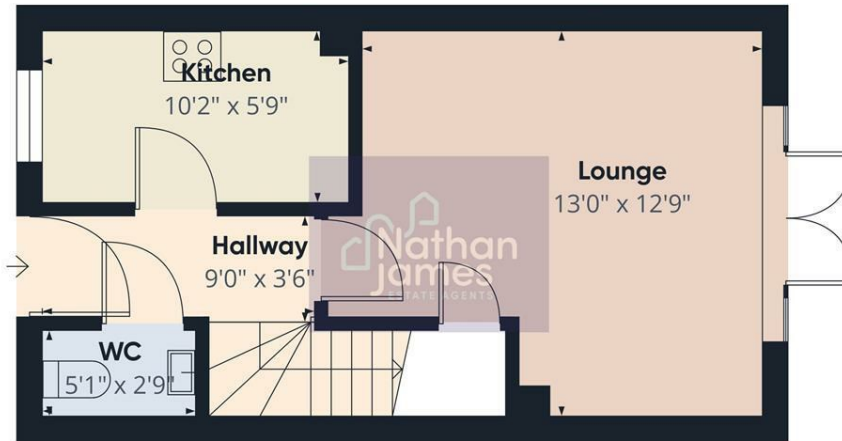
Landing
5'2 x 3'7



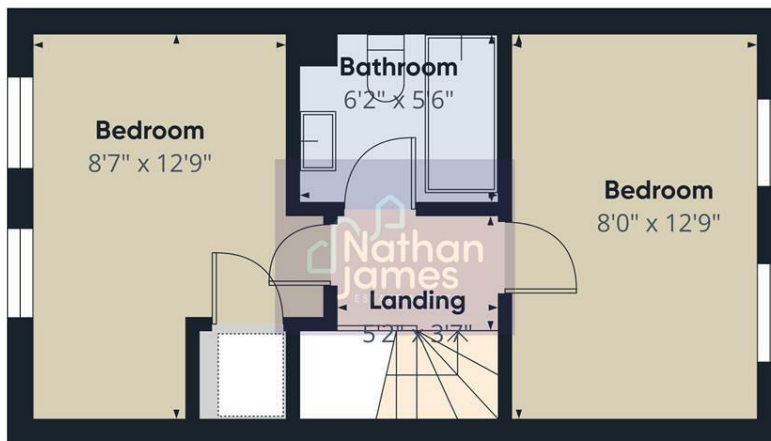
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1



Approximate total area⁽¹⁾
560 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



8 Newport Road
Caldicot
Monmouthshire
NP26 4HX
01291 421600

nj@nathanjamesestateagents.co.uk
nathanjamesestateagents.com