

# H & H

HOUSE & HOME  
PROPERTY AGENTS



27 Caemawr Road  
, Caldicot, NP26 4EN

No onward chain £249,950



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## Description

Offered to the market with no onward chain, this deceptively spacious and versatile home delivers over 700 sq ft of well-presented living space, complemented by a superb garden cabin, ideal for modern living.

The property strikes a great balance between comfort and practicality. A welcoming entrance hall leads through to a modern kitchen/dining room, a sociable space perfect for everything from busy mornings to relaxed evenings with friends. There's also a useful side hallway, utility room and ground floor W.C. To the rear, the generous living room provides a cosy yet spacious setting to unwind.

Upstairs, you'll find two well-proportioned double bedrooms and a family bathroom. The main bedroom offers excellent space and presents a genuine opportunity to be reconfigured into a two bedrooms, making this a smart choice for growing families or buyers looking to add value.

Outside, the property continues to impress. There's off-road parking for two vehicles to the front, while the rear garden enjoys a sunny aspect and a good level of privacy. Designed with both relaxation and entertaining in mind, it features a covered seating area, lawn, and a detached cabin, a real asset for anyone working from home, running a business, or simply needing extra space.

Whether you're a first-time buyer, upsizer, downsizer, or investor, this home offers flexibility, potential, and lifestyle appeal in equal measure. Early viewing is highly recommended.

Caldicot town centre is conveniently located just a short distance away, offering a variety of local convenience stores as well as two larger supermarkets. The area is also home to junior and secondary schools.

Transportation options are plentiful, with bus and rail links available in both Caldicot and Chepstow. In addition, the property benefits from excellent road and motorway networks, providing easy access to larger towns and cities for those who commute.

## Reception Hall

Approached via a composite panelled door with double glazed inserts. Inset spotlighting to plain ceiling. Pull out storage and understairs cloaks cupboard. Good quality wood effect flooring. Panelled radiator. Stairs to first floor landing. Doors off.

## Kitchen Dining Room

10'11 x 8'09 (3.33m x 2.67m)

Inset spotlighting to plain ceiling. The kitchen is fitted with a contemporary range of base and eye level storage units, all with granite effect work surfaces and complimentary up stands. Single drainer stainless steel sink and mixer tap set into work surface. Built in fan assisted cooker. Four ring gas hob, with glass splash back and extractor hood with lighting over. Plumbing and space for dishwasher. Space for fridge freezer. Tiled floor. Panelled radiator. UPVC double glazed window to front elevation. UPVC glazed and panelled door to see hallway.

## Side Hallway

Panelled radiator. UPVC opaque double glazed door to side. Door utility room.

## Utility Room

Plumbing and space for automatic washing machine and tumble dryer. Panelled radiator. UPVC double glazed window to side. Door to ground floor W.C.

## Ground Floor W.C.

Low level W.C.

## Living Room

17'04 x 11'08 (5.28m x 3.56m)

Inset spotlighting to plain ceiling. Feature fireplace with reclaimed wrought iron surround, Good quality wood effect flooring. Panelled radiator. UPVC double glazed window to rear.

## First Floor Stairs and Landing

Inset spotlighting to plain ceiling. Access to loft inspection point. Panelled radiator. Doors off.

## Bedroom One

17'06 max to recess x 8'10 (5.33m max to recess x 2.69m)

Inset spotlighting to plain ceiling. Cupboard housing wall mounted gas combination boiler. Panelled radiator. UPVC double glazed window to front.

## AGENTS NOTE:

This bedroom offers excellent space and presents a genuine opportunity to be subdivided to create an additional

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bedroom, making this a smart choice for growing families or buyers looking to add value.

### Bedroom Two

11'04 x 9'11 (3.45m x 3.02m)

Inset spotlighting to plain ceiling. Panelled radiator. UPVC double glazed window to rear elevation.

### Bathroom

Inset spotlighting to plain ceiling. Modern white suite comprising a low level W.C. Pedestal wash hand basin with chrome mixer tap. Bath with chrome mixer tap and shower attachment over. Part tiling to walls. Tiled floor. Panelled radiator. Opaque UPVC double glazed window to rear.

### Driveway

Loose stone chipped double driveway providing off road parking. Gateway leading to the rear garden.

### Garden

To the rear, the property boasts a generous, sun-filled garden, a real highlight of the home. A raised, decked seating area with a covered canopy creates the perfect spot for outdoor dining or relaxing, whatever the weather. Beyond this, the garden is mainly laid to lawn, offering plenty of space for children to play or for keen gardeners to enjoy. At the far end, a detached cabin, currently used as a playroom.

### Garden Cabin

With power points and lighting. The cabin is currently used as a playroom, but provides a versatile additional space ideal for a home office, studio, or hobby room.

### Material Information

Tenure - Freehold

Council Tax Band - C

Mains gas. Mains electricity. Mains water. Mains drainage.

We are informed the property is standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>

### Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partners Smartsearch and Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link to all buyers for you to complete the biometric and other checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. Please contact the office if you have any questions in relation to this.



## Road Map



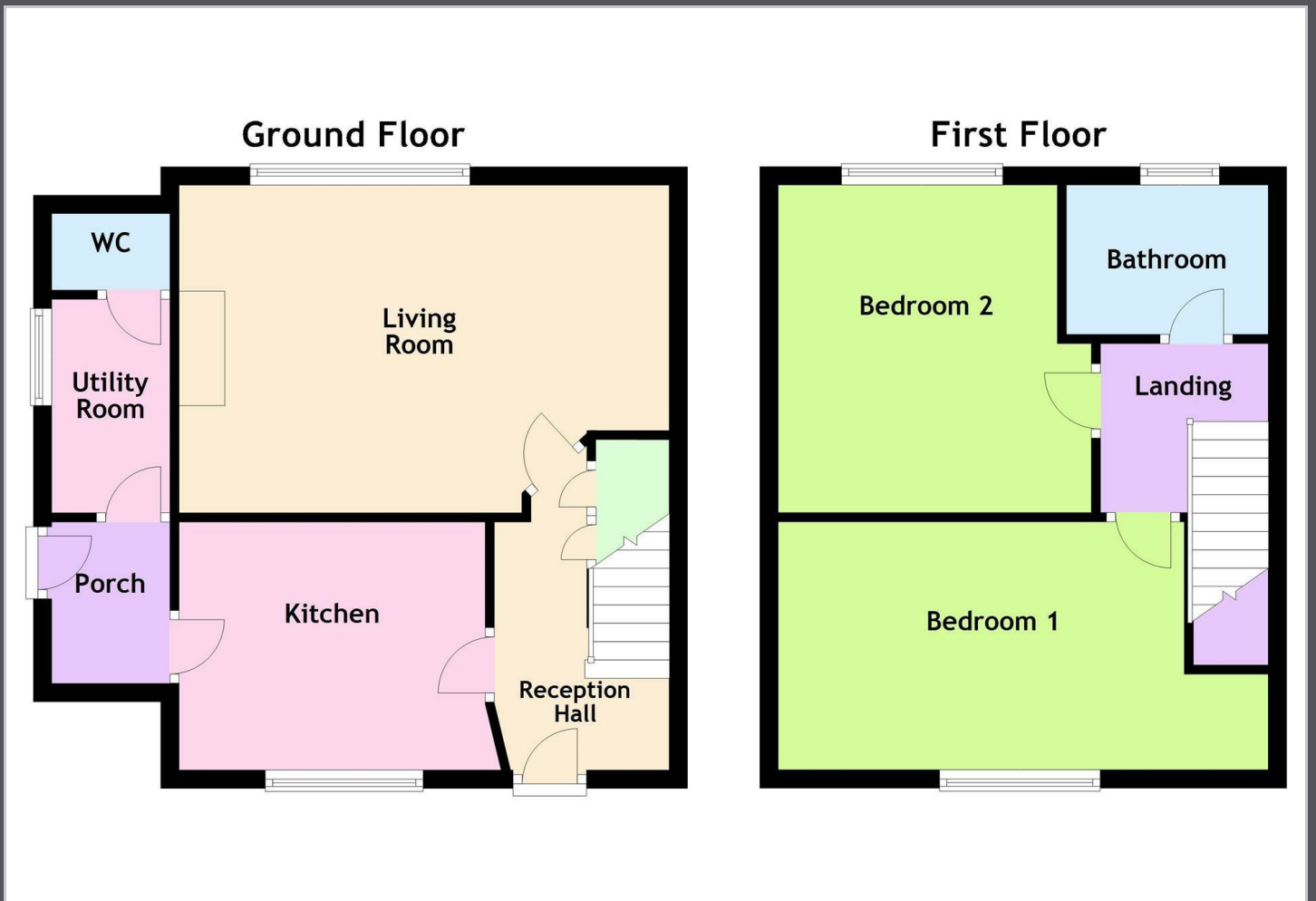
## Hybrid Map



## Terrain Map



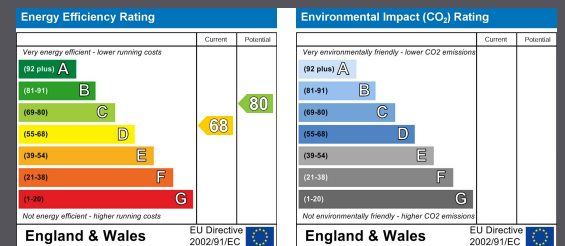
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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