



# Caemawr Road, Caldicot

2 Bedrooms  
1 Bathrooms  
1 Receptions

£245,000



Located on Caemawr Road in Caldicot, this semi-detached house offers a perfect blend of comfort and convenience. Built in 1960, the property exudes a sense of character while providing modern living spaces suitable for a variety of lifestyles.

Upon entering, you are welcomed by a spacious reception room, ideal for both relaxation and entertaining guests. The room is filled with natural light, with access to the garden, creating a warm and inviting atmosphere. The kitchen sits to the front of the property, which is well-equipped and functional, there is the additional lean too which is currently utilised as a utility.

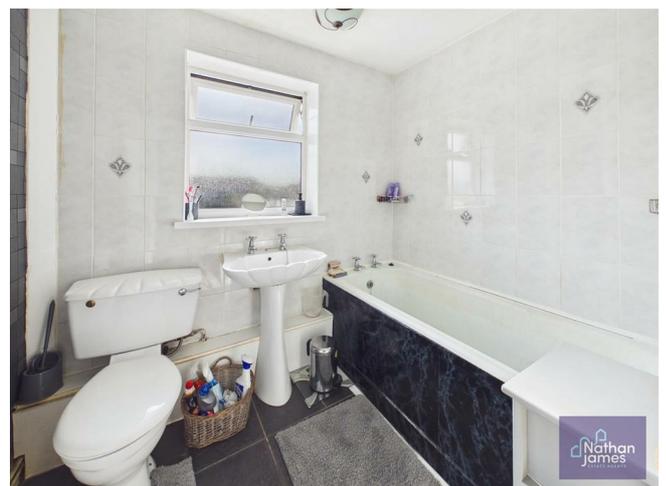
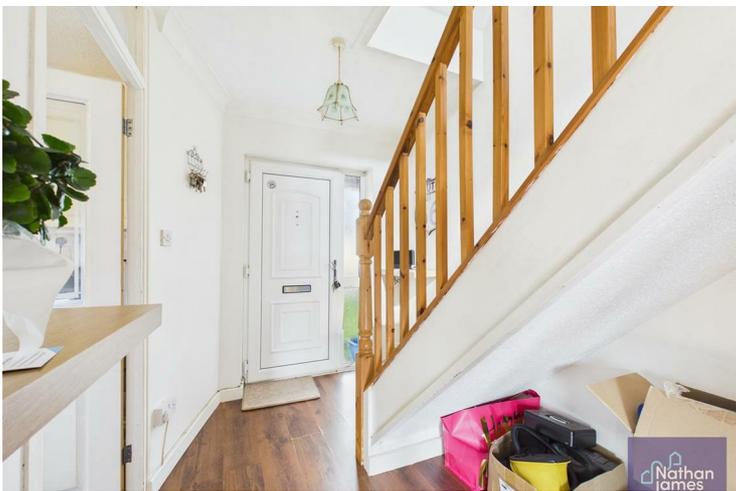
The house features two generously sized bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located and offers all the necessary amenities for daily routines.

Outside, the property benefits from a lovely garden area, which presents an excellent opportunity for gardening enthusiasts or those who simply wish to enjoy some fresh air. The semi-detached nature of the house ensures a sense of community while still providing privacy.

Caldicot is known for its friendly atmosphere and excellent local amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike. With good transport links to nearby towns and cities, this property is perfectly situated for those who commute.

In summary, this semi-detached house on Caemawr Road is a wonderful opportunity for anyone looking to settle in a welcoming community. With its charming features and practical layout, it is sure to appeal to a wide range of buyers or renters.

Don't miss the chance to make this lovely house your new home.



Kitchen  
8'8x10'11

Living Room  
11'9x17'7

Hallway  
11'7x6'3

Utility/ Storage  
17'4x4'6

Landing  
6x5'10

Bedroom One  
11'9x10'1

Bedroom Two  
8'9x12'8

Bathroom  
5'6x7'4



Floor 0



Floor 1



Approximate total area<sup>1)</sup>  
770 ft<sup>2</sup>  
Reduced headroom  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



8 Newport Road  
 Caldicot  
 Monmouthshire  
 NP26 4HX  
 01291 421600

[nj@nathanjamesestateagents.co.uk](mailto:nj@nathanjamesestateagents.co.uk)  
[nathanjamesestateagents.com](http://nathanjamesestateagents.com)