



# Elan Way, Caldicot

2 Bedrooms  
1 Bathrooms  
1 Receptions

£285,000

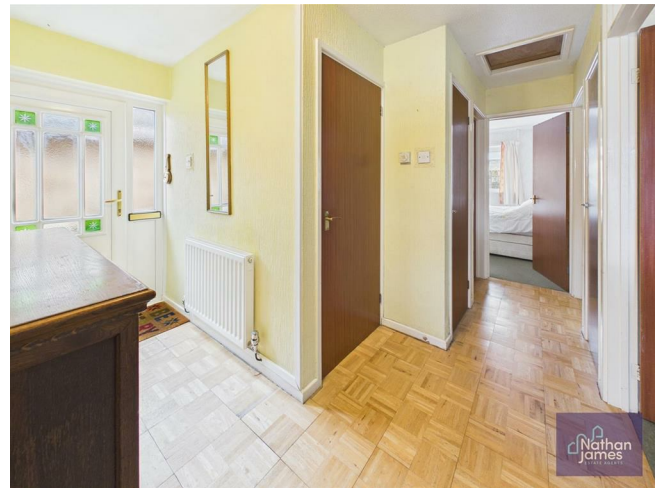
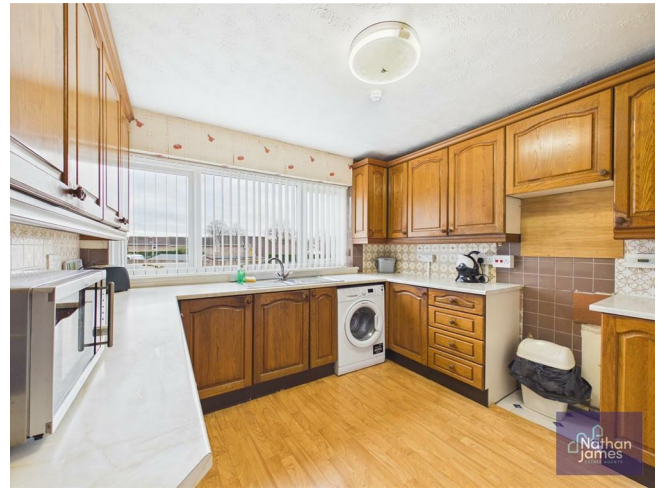


Nestled in the charming area of Elan Way, Caldicot, this delightful detached bungalow offers a perfect blend of comfort and convenience with No Onward Chain.

Upon entering, you will find a welcoming reception room that serves as an ideal space for relaxation or entertaining guests. The kitchen is well proportioned and functional looking out across the pretty front garden. The bungalow features two well-proportioned bedrooms, providing ample space for a small family or those seeking a peaceful retreat. The bathroom and separate w/c provide convenience with potential for a roomier refurbished bathroom

One of the standout features of this property is the offroad parking available for two vehicles adding to the convenience is a detached single garage. The surrounding area is known for its friendly community and accessibility to local amenities, making it an attractive option for both first-time buyers and those looking to downsize.

This bungalow presents a wonderful opportunity to create a home that suits your lifestyle in a desirable location. With its practical layout and inviting atmosphere, it is sure to appeal to a variety of potential buyers. Do not miss the chance to make this charming property your own.



Lounge  
10'2x18'1

Kitchen  
10'2x10'3

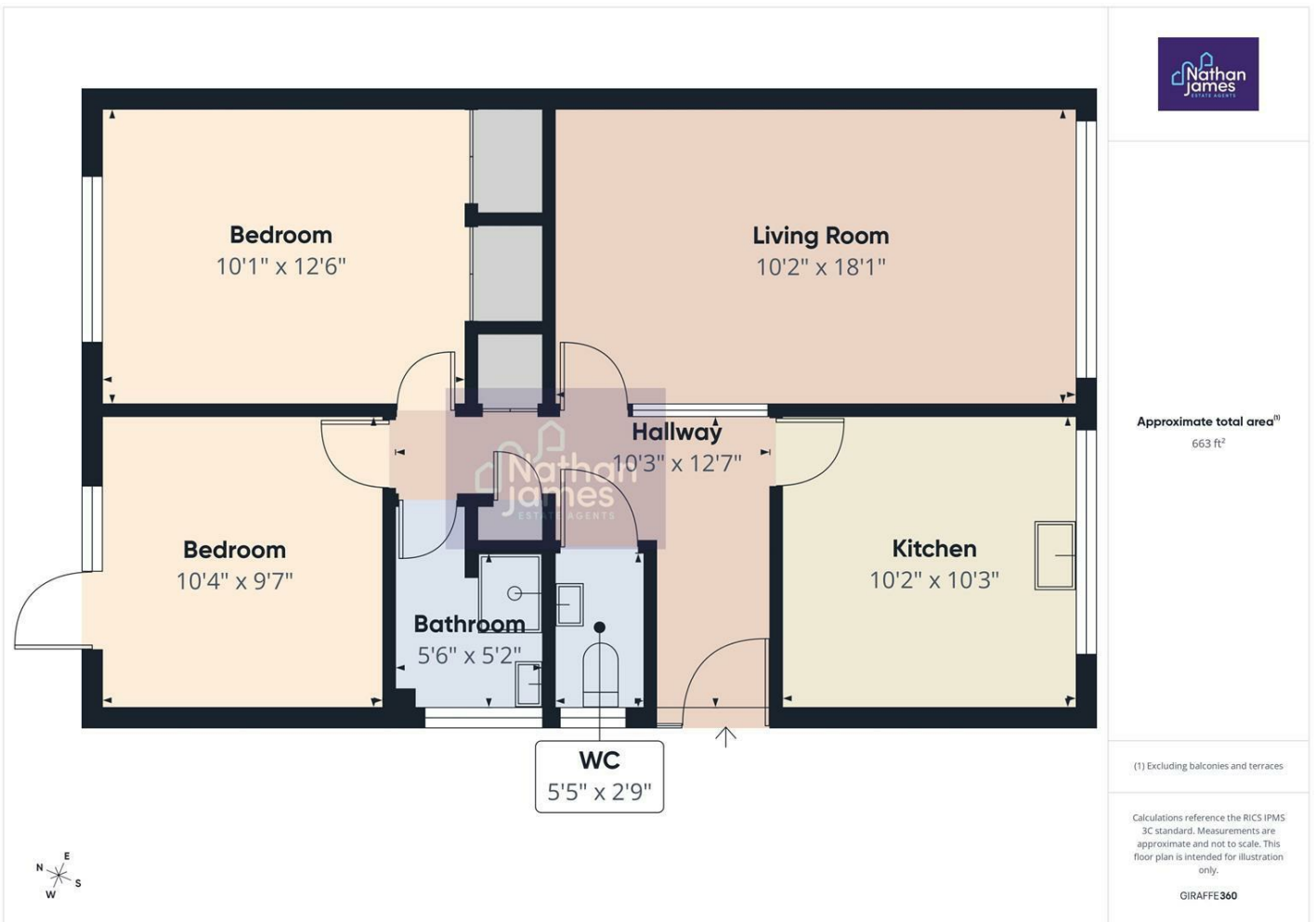
Hallway  
10'3x12'7

Bedroom  
10'1x12'6

Bedroom  
10'4x9'7

Bathroom  
5'6x5'2

w/c  
5'5x2'9





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>	69	77
(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	



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