



Heol Teifi, Caldicot

3 Bedrooms
1 Bathrooms
2 Receptions

£265,000

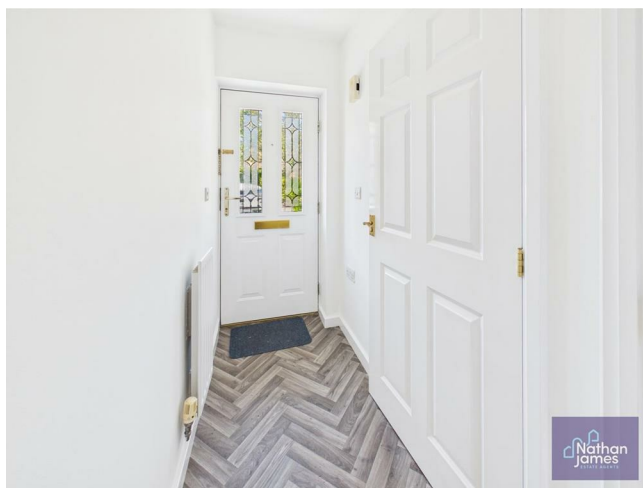


We are delighted to introduce Heol Teifi, Caldicot, this delightful semi-detached house presents an excellent opportunity for first-time buyers and property investors alike. With three well-proportioned bedrooms, this home offers ample space for families or those looking to invest in a growing market.

The property boasts two inviting reception rooms, providing a versatile layout that can easily accommodate both relaxation and entertaining. Additionally, the convenience of a downstairs w/c enhances the practicality of the living space, making it ideal for busy households.

Situated in a prime location, this residence is just a stone's throw away from the historic Caldicot Castle and its picturesque grounds, perfect for leisurely strolls and outdoor activities. For those who commute, the property offers easy access to the M4 corridor, ensuring that travel to nearby cities is both quick and convenient.

Completing this attractive offering is a driveway, providing off-road parking and adding to the overall appeal of the home. This property is not just a house; it is a wonderful opportunity to create a warm and welcoming environment in a sought-after location. Do not miss the chance to make this charming residence your own.



Entrance Hallway

5'9 x 3'3

Lounge

15'8 x 12'3

Dining Room

9'8 x 8'3

Kitchen

9'7 x 6'9

W/C

5'9 x 2'11

Bedroom 1

13'5x 7'11

Bedroom 2

11'11 x 8'7

Bedroom 3

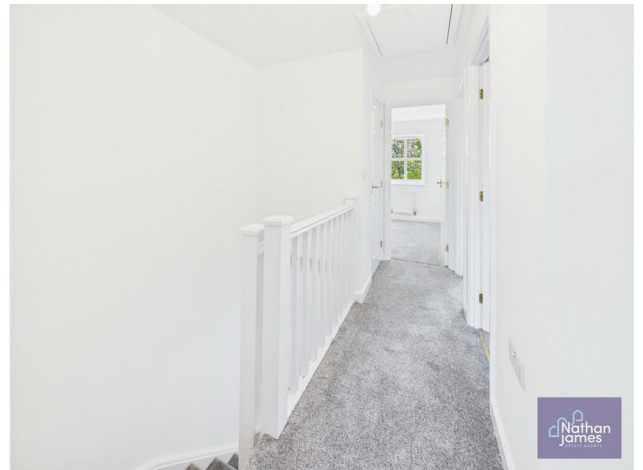
8'8 x 6'5

Bathroom

5'10 x 6'3

Landing

10'4 x 3'2





Floor 0

Approximate total area¹⁾
734 ft²



Floor 1

(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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales	EU Directive 2002/91/EC	



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