



## Landau Close, Caldicot

2 Bedrooms  
1 Bathrooms  
1 Receptions

£210,000



## No Onwards Chain

Landau Close, Undy, this delightful house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two generously sized double bedrooms, perfect for families or individuals looking for extra room.

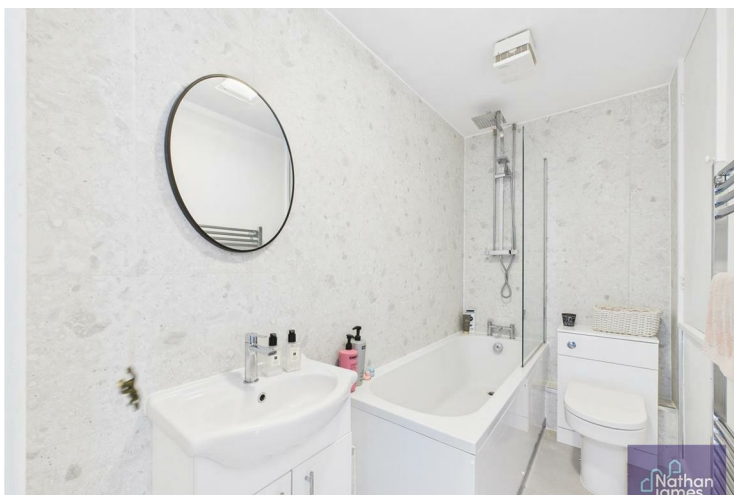
The heart of the home is an inviting open plan kitchen diner, which creates a warm and sociable atmosphere, ideal for entertaining guests or enjoying family meals. The newly fitted bathroom adds a touch of contemporary elegance, ensuring that your daily routines are both stylish and convenient.

Outside, the enclosed rear garden offers a private sanctuary, perfect for relaxation or outdoor activities.

Additionally, the property benefits from two dedicated parking spaces, providing ease and accessibility for you and your guests.

This house is not just a place to live; it is a home that combines comfort, style, and practicality in a lovely setting. With its modern features and thoughtful layout, it is sure to appeal to a wide range of buyers.

Do not miss the chance to make this wonderful property your own.



Lounge  
11'8 x 15'7

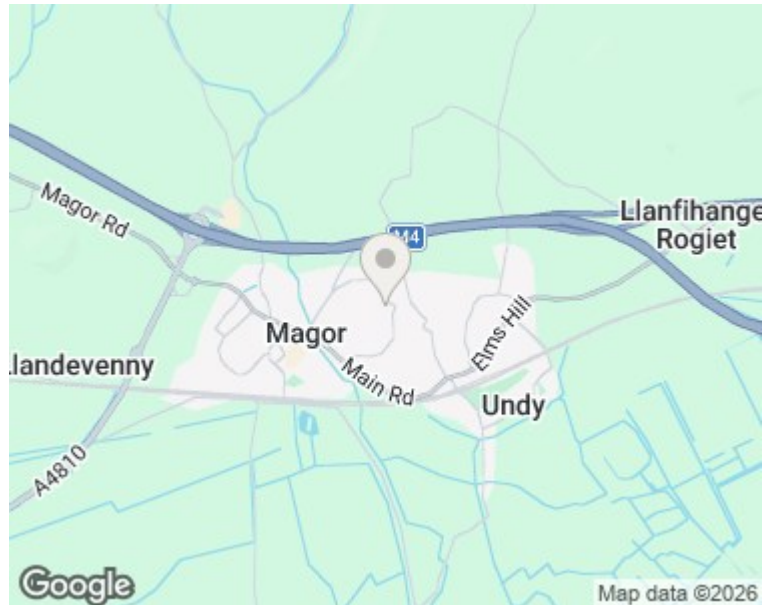
Kitchen  
11'8 x 8'9

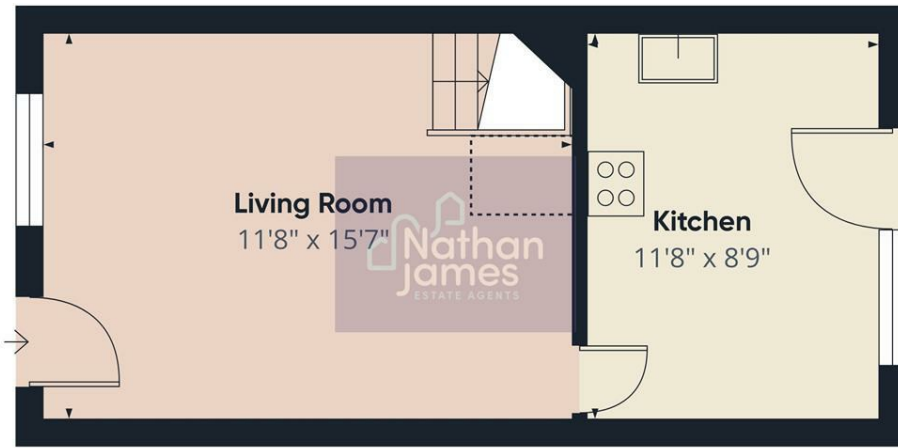
Landing  
2'7 x 6'0

Bedroom 1  
11'8 x 8'10

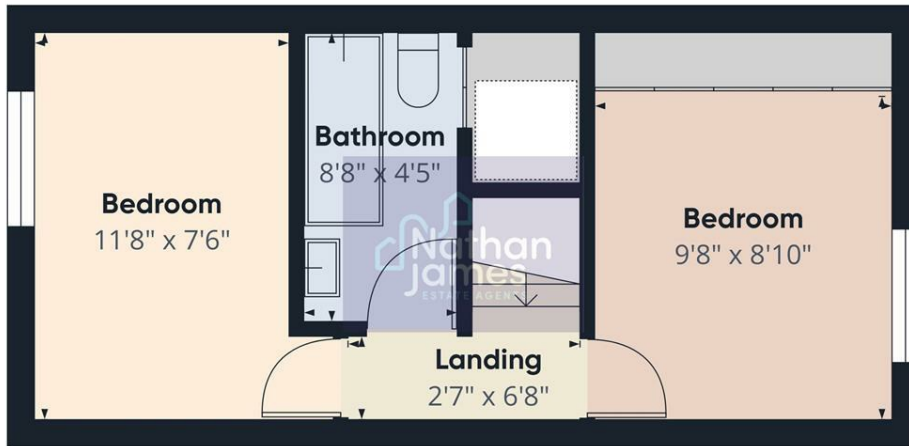
Bedroom 2  
11'8 x 7'6

Bathroom  
8'8 x 4'5





Floor 0



Floor 1



Approximate total area<sup>1)</sup>

549 ft<sup>2</sup>

Reduced headroom

6 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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>90</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>76</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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