



# Heol Teifi, Caldicot

3 Bedrooms  
2 Bathrooms  
2 Receptions

£359,950



Nestled in the charming area of Heol Teifi, Caldicot, this delightful house offers a perfect blend of comfort and style. With two reception rooms, this property is ideal for both relaxation and entertaining guests. The well-designed layout ensures that each room flows seamlessly into the next, the kitchen/diner provides a warm and inviting heart of the home space. The ground floor is complimented by a convenient cloakroom.

The house boasts three good sized bedrooms, providing ample space for family living or accommodating guests.

Each bedroom is filled with natural light, creating a serene environment for rest and relaxation.

Additionally the property features two modern bathrooms, including an en suite, ensuring convenience for all residents.

Caldicot is known for its friendly community and excellent local amenities, making it a desirable location for families and professionals alike. With easy access to nearby transport links, you can enjoy the tranquility of suburban life while remaining well-connected to larger cities.

This property presents a wonderful opportunity for those seeking a comfortable family home in a sought-after area. Whether you are looking to settle down or invest, this house on Heol Teifi is certainly worth considering.



Kitchen  
17'7x9'9

Dining Room  
8'7x9'10

Living Room  
11x14'6

Hallway  
3'2x12'10

Cloakroom  
2'11x6

Bedroom  
10'3x12

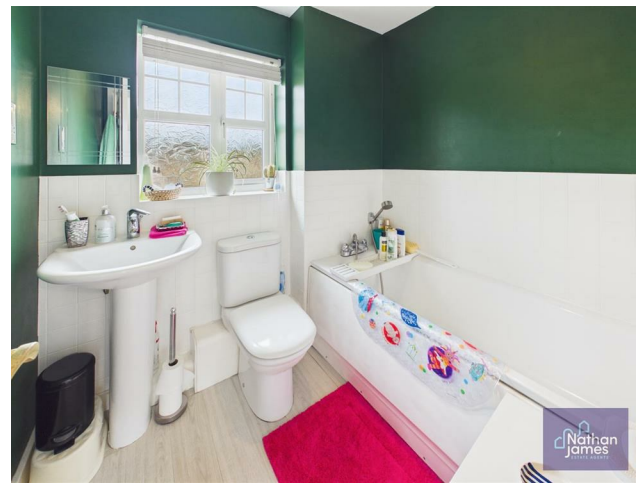
En Suite  
8'7x3'2

Bedroom  
11'3x9

Bedroom  
7'4x8'6

Bathroom  
6'5x6'2

Landing  
3'4x9'5



Council Tax Band F



Floor 0



Floor 1



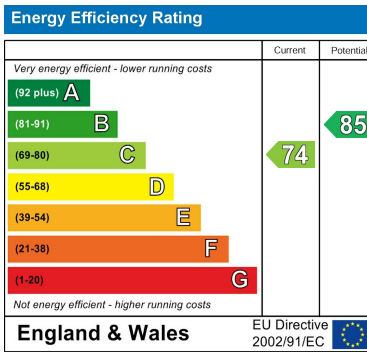
Approximate total area<sup>(1)</sup>  
1066 ft<sup>2</sup>  
Reduced headroom  
7 ft<sup>2</sup>

(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.

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