



# Caemawr Road, Caldicot

3 Bedrooms  
1 Bathrooms  
2 Receptions

£255,000



Welcome to Caemawr Road in the charming town of Caldicot, this semi-detached house presents a fantastic opportunity for those seeking a renovation project. Spanning an impressive 978 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

Upon entering, you will find two inviting reception rooms that offer versatility for both relaxation and entertaining. The property also features a utility room and a convenient w/c just off of the kitchen, enhancing its practicality for modern living. The generous garden provides ample outdoor space, perfect for gardening enthusiasts or for children to play.

Built between 1970 and 1979, this home retains a sense of character while offering the potential for personalisation and improvement. With driveway parking available, convenience is assured.

Situated in the heart of Caldicot, this property enjoys a prime location that is perfect for commuters, with easy access to both Bristol and Cardiff. Whether you are looking to create your dream home or invest in a property with great potential, this three-bedroom house is not to be missed. Embrace the opportunity to transform this space into something truly special.



Entrance Hallway  
11'10 x 5'10

Living Room  
8'0 x 13'3

Dining Room  
13'9 x 10'11

Kitchen  
10'6 x 6'11

Inner Hallway  
4'5 x 9'4

W/C  
2'7 x 5'0

Utility  
10'3 x 8'0

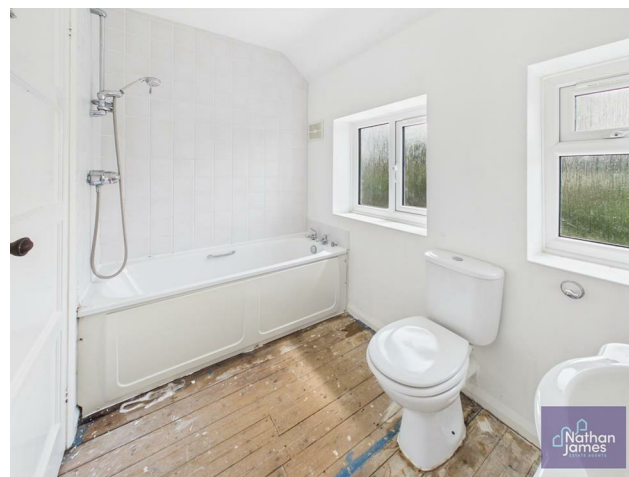
Landing  
7'5 x 6'0

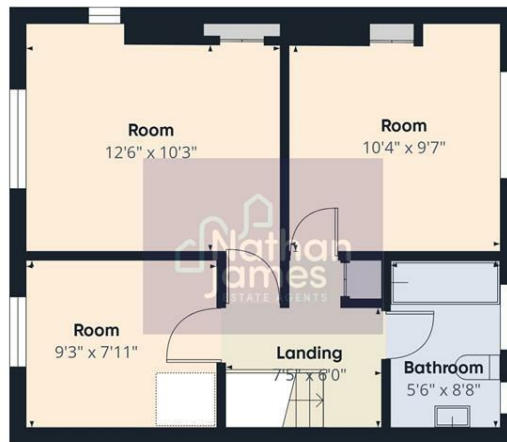
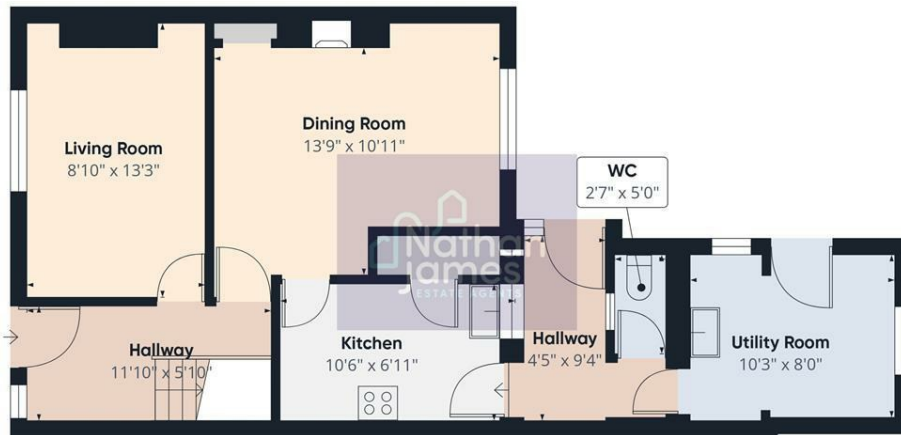
Bedroom 1  
12'6 x 10'3

Bedroom 2  
10'4 x 9'7

Bedroom 3  
9'3 x 7'1

Bathroom  
5'6 x 8'8



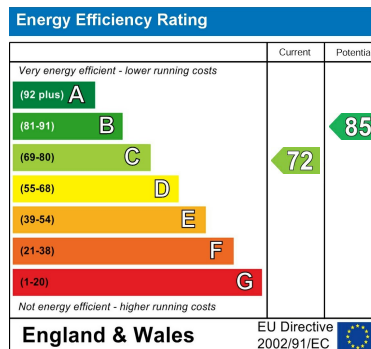


Approximate total area<sup>®</sup>  
978 ft<sup>2</sup>

(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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