

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 5 Gerddi Tir-Llyn

Caldicot, Caldicot, NP26 4QJ

£264,950





# 5 Gerddi Tir-Llyn

Caldicot, Caldicot, NP26 4QJ

£264,950



## Description

Welcome to this immaculately presented semi-detached family home, ideally situated in a sought-after residential development and still enjoying the peace of mind offered by the remaining NHBC builder warranty. This modern home offers an exceptional standard of living throughout and is perfectly suited to first-time buyers, young families, or anyone seeking a stylish, low-maintenance home in a well-connected location.

Upon entering the property, you are greeted by a bright and welcoming reception hall, providing a warm first impression and access to the rest of the ground floor. The contemporary kitchen is thoughtfully designed with sleek cabinetry, integrated appliances, and ample worktop space, ideal for both everyday cooking and entertaining guests.

The spacious living room is a true highlight, enhanced by elegant feature panelling and an abundance of natural light thanks to the French doors that open out onto a beautifully landscaped rear garden. This sunny outdoor space is perfect for al fresco dining, summer barbecues, or simply relaxing in peaceful surroundings. Completing the ground floor is a convenient cloakroom/W.C., a practical addition for busy households and visiting guests.

Upstairs, the first floor comprises two generously sized double bedrooms, both beautifully decorated and offering a peaceful retreat at the end of the day. The modern family bathroom has been finished to a high standard, featuring contemporary fixtures and fittings.

Externally, the property benefits from a double driveway to the front, offering off-road parking for two vehicles. To the rear, the private garden has been attractively landscaped, providing a lovely space for children to play or for keen gardeners to enjoy.

Located just a short distance from Caldicot town centre, this home is conveniently placed for a wide range of local amenities, including everyday convenience stores and two major supermarkets. Families will appreciate the proximity to well-regarded primary and secondary schools, while

leisure opportunities abound with Caldicot Castle and its extensive parkland just a stone's throw away.

For commuters, the area is superbly served by public transport links, with regular bus and rail services from both Caldicot and nearby Chepstow. Excellent road and motorway connections offer quick and easy access to Newport, Cardiff, Bristol, and beyond.

This is a truly turn-key property in a fantastic location and early viewing is highly recommended to fully appreciate everything it has to offer.

## Reception Hall

Approached via composite panelled door with double glazed inserts. Good quality wood effect flooring. Panelled radiator. Turn stairs to first floor landing. Doors off.

## Kitchen

10 x 5'08 (3.05m x 1.73m)

Fitted with a contemporary range of high gloss base and eye level storage units, all with herringbone style tile splash backs. Wood effect work surfaces to base units with down lighting. Single drainer sink and mixer tap set into work surface. Built in fan assisted electric oven. Four ring touch control electric hob set into work surface with Stainless steel extractor hood and lighting over. Integrated fridge freezer. Integrated slimline dishwasher. Good quality wood effect flooring. Cupboard housing wall mounted mains gas fired combination boiler. UPVC double glazed window to front elevation.

## Living/Dining Room

13'01 max x 12'09 max (3.99m max x 3.89m max)

Feature panelling to one wall. Good quality wood effect flooring. Panelled radiator. UPVC double glazed french doors and windows to rear landscaped garden.

## Ground Floor W.C.

Feature panelling. Low level W.C. dual push button flush. Pedestal wash hand basin with chrome mixer tap and tile splash back. Extractor fan. Good quality wood effect flooring. Panelled radiator.

Tel: 01291 418418

## First Floor Stairs and Landing

Doors off.

### Bedroom One

12'09 7'11 (3.89m 2.41m )

Feature panelling to one wall. Panelled radiator. Two UPVC double glazed windows to rear elevation.

### Bedroom Two

12'08 max x 8'07 max (3.86m max x 2.62m max)

Access to loft inspection point. Useful storage cupboard. Panelled radiator. Two UPVC double glazed windows to front elevation.

### Bathroom

White suite to include a low level W.C. with dual push button flush. Pedestal wash hand basin with chrome mixer tap. Shaver point. Bath with chrome mixer tap, mains fed shower and glazed shower screen over. Part tiling to walls. Towel radiator. Good quality wood effect flooring. Extractor fan.

### Garden

The rear garden has been attractively landscaped by the owners and comprises a full width flagstone seating area with steps up to a level well maintained lawn. Stocked beds and borders. Outside tap and light. Garden shed to remain. Fence to boundary. Gate and footpath to the side of the property leading to the front elevation.

## Parking

Parking for two vehicles to the front elation.

## Material Information

Tenure - Freehold

Service Charge: There will be a service charge for this development but the amount has not yet been set.

Council Tax Band - D

Mains gas. Mains electricity. Mains water. Mains drainage.

We are informed the property is standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



Road Map



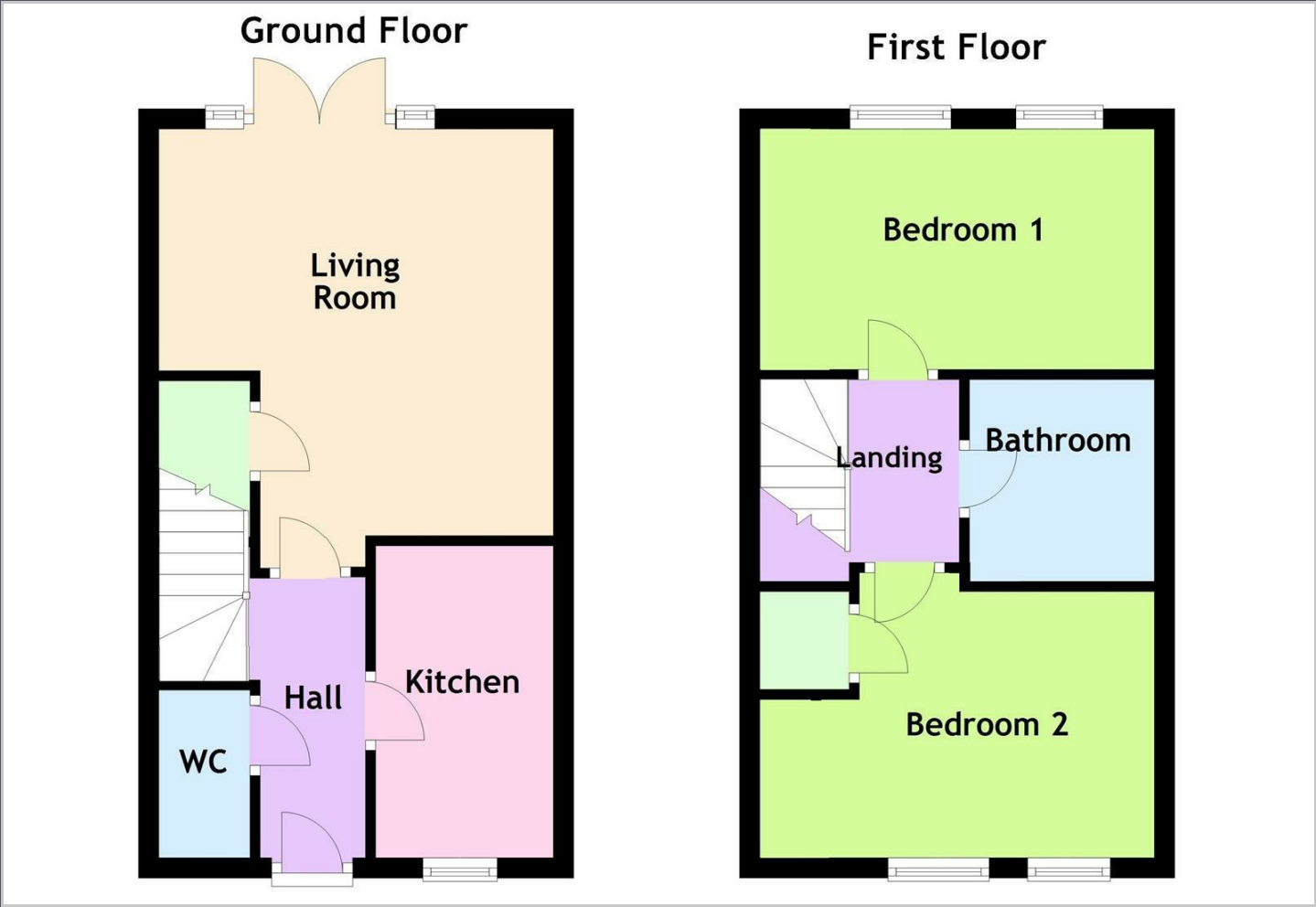
Hybrid Map



Terrain Map



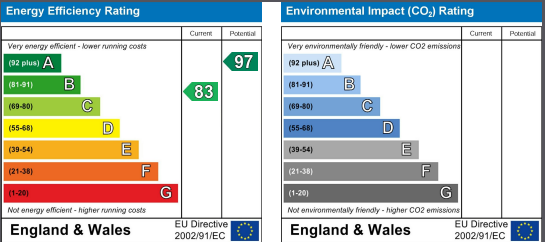
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.