



CHRISTCHURCH

Guide price **£450,000**



CAIRN CAP

Christchurch, Newport, Newport NP18 1JJ



Charming two bedroom property
Single Garage
Close proximity to local amenities

Welcome to this delightful two/three-bedroom detached bungalow, nestled in the increasingly popular area of Christchurch, Newport. Coming to the market with no onward chain, this property is brimming with potential for its new owner. Having been cherished by the same family since 1961, it offers a unique opportunity to create a personalised dream home.

The spacious and versatile layout includes generous living areas, making it perfect for a variety of lifestyles. The property features a large garden, ideal for outdoor relaxation and entertaining, along with off-road parking for convenience.

Located close to local shops and amenities, everything you need is within easy reach. Additionally, the excellent access to the M4 corridor ensures seamless connectivity to nearby cities and beyond, making commuting a breeze.

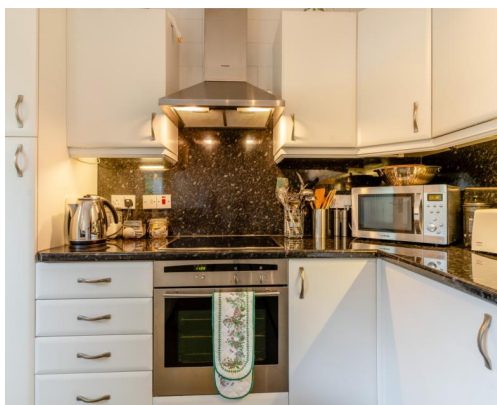


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KEY FEATURES

- No onward chain
- Two/three bedrooms
- Great location
- Detached
- Well maintained plot
- Generous lounge



STEP INSIDE



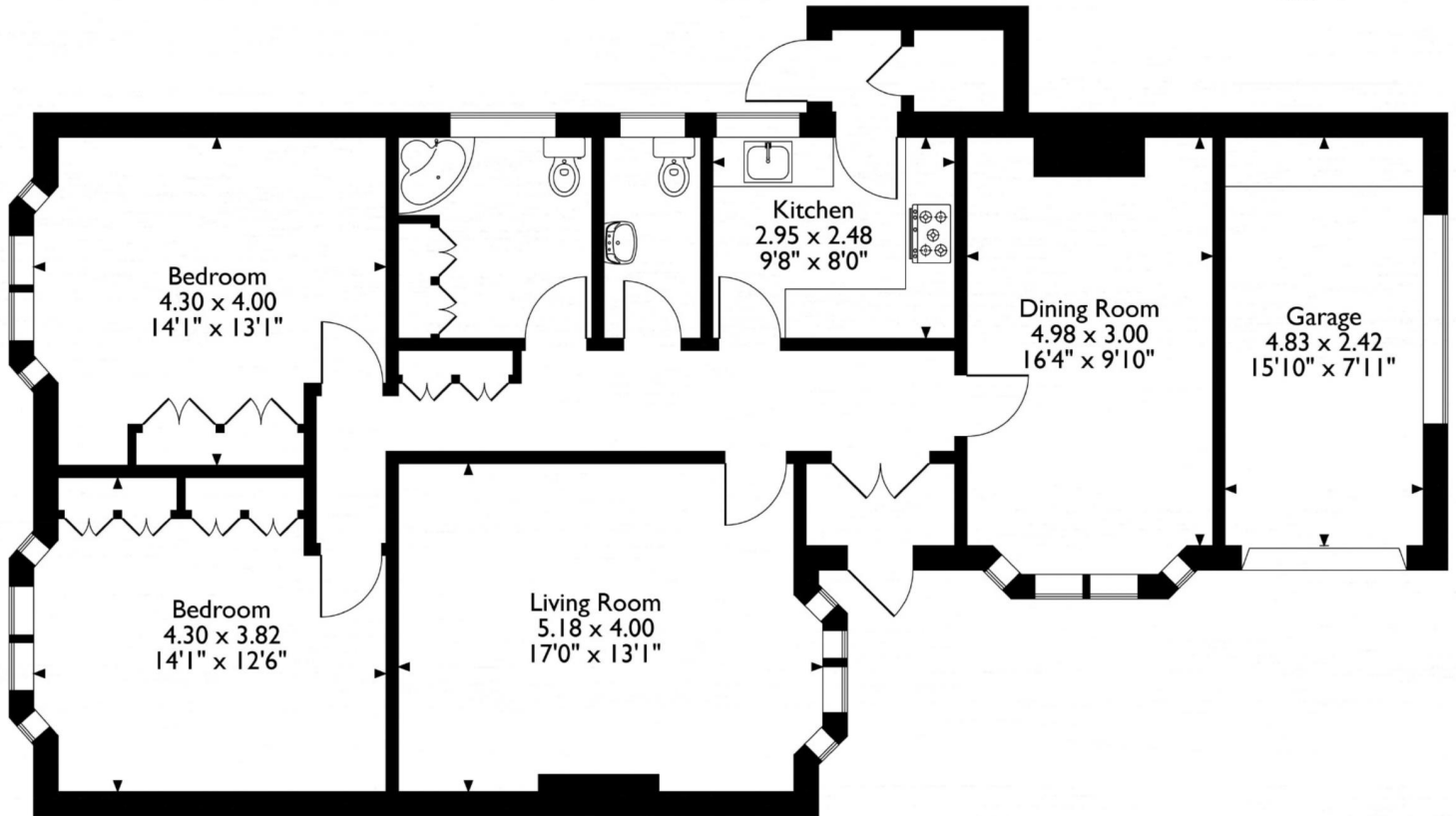
Step inside Cairn Cap and discover a bungalow designed for comfort and versatility. As you enter the hallway, you are greeted by the charming parquet flooring, setting a warm and welcoming tone.

The heart of the home is the generous lounge, a perfect space for relaxation and entertaining. Adjacent to the lounge is the kitchen, offering storage and workspace for all your culinary endeavours.

The property boasts two generous-sized bedrooms, each providing a peaceful retreat for rest and relaxation.

The dining room, which can also serve as a third bedroom, adds to the flexibility of this home, accommodating your changing needs over time.

Approximate Gross Internal Area
 Main House = 102 Sq M/1098 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 114 Sq M/1227 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

A highlight of Cairn Cap is its practical layout, featuring a separate WC and a family bathroom, ensuring convenience for all residents and guests.

The boiler room, conveniently located off the kitchen, houses a modern combination boiler, ensuring efficient heating and hot water supply.

Throughout the property, triple glazed windows enhance energy efficiency and provide a quiet, serene atmosphere.

This thoughtful feature ensures that every room is bright, airy, and insulated from external noise.

STEP OUTSIDE



Step outside Caim Cap and be greeted by a beautifully maintained exterior that offers both functionality and charm. The property features a spacious driveway with room for two cars, leading to a single garage that provides additional storage or parking space.

Enjoy full wrap-around access to the rear garden, where you'll find a meticulously maintained lawn surrounded by mature trees and shrubs, creating a tranquil and picturesque setting. The garden is designed with multiple suntrap spots, perfect for relaxing and soaking up the sunshine throughout the day.

Whether you're entertaining guests or enjoying a quiet moment outdoors, the exterior of Caim Cap provides a delightful extension of the living space, combining beauty and practicality in equal measure.

INFORMATION

Postcode: NP18 1JJ
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

Head West on the Coldra/B4237, continue for 0.4 miles, turn right onto Royal Oak Hill/B4236, Turn left onto Christchurch Hill, follow the road around until you come to a junction, turn left on to Catash Road, proceed along Catash Road and the property is located next door the Greyhound Inn, just as you merge onto Christchurch Road.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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