



# CALDICOT

Guide price **£275,000**



ARCHER & Co

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01291 626262



# 6 GERDDI TIR-LLYN

Caldicot, Monmouthshire NP26 4QJ



2 Double bedrooms  
Superb garden room  
Landscaped rear garden

This well presented 2-bedroom semi-detached property is located on the outskirts of Caldicot town centre. 6 Gerddi-Tir-Llyn is close to local amenities, including the beautiful grounds of Caldicot Castle & Country Park. The town of Caldicot offers a range of facilities to include primary and comprehensive schooling, a range of local inns and restaurants plus shopping and leisure facilities. There is access to the M4 motorway network in the neighbouring town of Chepstow and also at Magor.

The property was built by David Wilson Homes approximately 4 years ago and comprises of a beautifully presented semi detached home, which benefits from a garden room, stunning landscaped rear gardens, allocated parking for two cars and two double bedrooms.

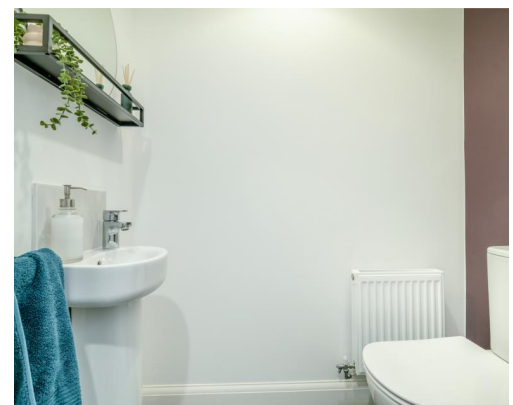
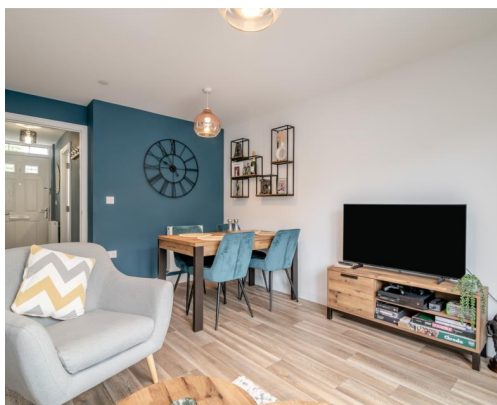


Guide price  
**£275,000**



## KEY FEATURES

- Well-presented semi-detached property
- Spacious living room
- Well fitted kitchen with integrated appliances
- 2 Allocated parking spaces
- Woodland aspect to the front elevation
- Close to local amenities and ideal for commuting





# STEP INSIDE



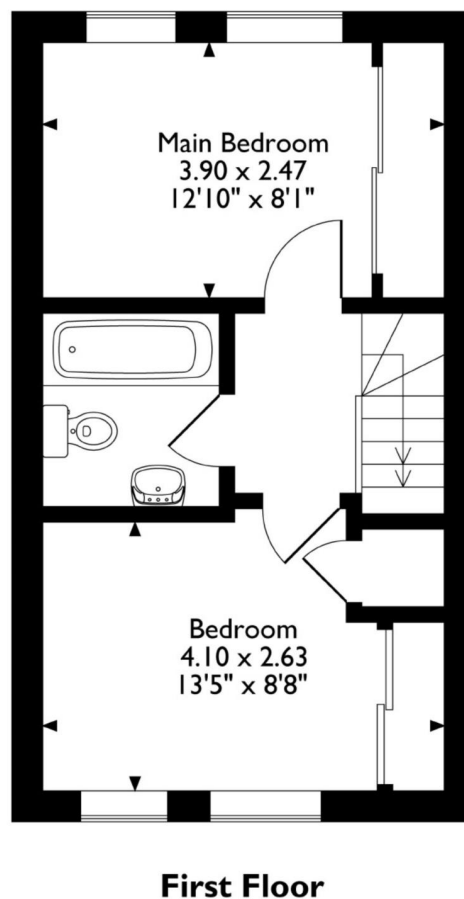
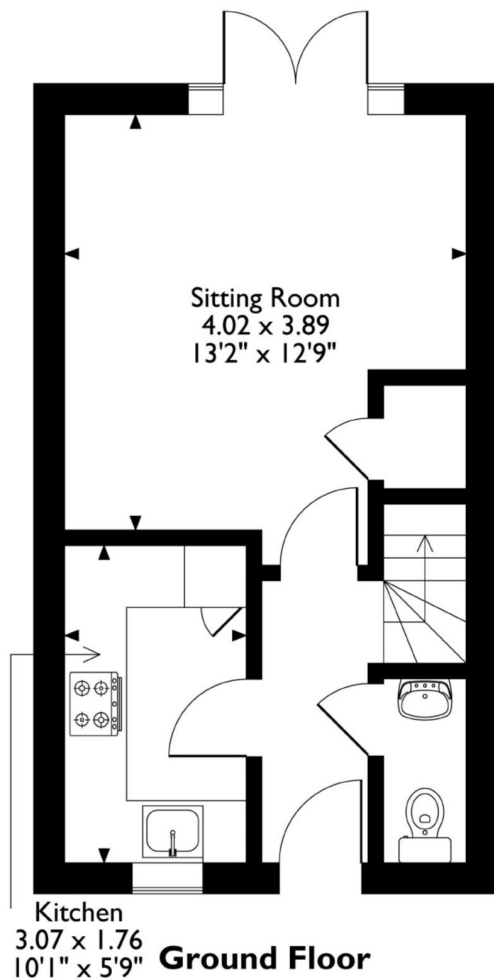
This beautifully presented semi-detached home offers modern living and the remainder of a 10-year NHBC warranty, making it an ideal choice for first-time buyers, investors, or those seeking a stylish, low-maintenance residence.

Upon entering, you're welcomed into a reception hall with access to all ground floor rooms, including a contemporary cloakroom fitted with a modern two-piece suite.

The front-facing kitchen is thoughtfully designed with a range of high-gloss fronted base and wall units, granite-effect worktops, and integrated appliances including a fridge freezer, dishwasher, washer/dryer, and oven with hob. A large window frames pleasant woodland views, enhancing the space with natural light.

The spacious living room offers a warm and versatile layout, easily accommodating lounge and dining areas. French doors open directly onto a rear sun terrace, seamlessly connecting the indoor and outdoor living spaces - perfect for entertaining or relaxing.

## Approximate Gross Internal Area 56 Sq M/602 Sq Ft



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.

Upstairs, the landing leads to two generously sized double bedrooms and a well-appointed family bathroom.

The principal bedroom enjoys dual windows with woodland views, stylish wall panelling, double built-in wardrobes, and a handy over-stairs storage cupboard.

The second bedroom overlooks the garden and features a triple mirrored wardrobe, offering ample storage and again has attractive panelling to one wall.

Completing the internal accommodation is a modern bathroom, with a three-piece suite in crisp white to include a panelled bath with an overhead shower.



# STEP OUTSIDE



Externally, the property offers off-road parking for two vehicles to the front. To the rear, the beautifully landscaped garden enjoys a desirable south-westerly aspect, perfect for making the most of the afternoon and evening sun. Designed with both style and practicality in mind, the garden features elegant porcelain tiling for a low-maintenance finish, complemented by attractive raised wooden planters and secure boundary fencing.

A standout feature is the superb insulated garden room, complete with electrics - an ideal space for hobbies, a home studio or a private office for those working remotely.

## AGENTS NOTES:

There is a future annual service charge that will be payable for the whole development, however this figure is to be confirmed. Blinds throughout the property will remain in situ.

## INFORMATION

Postcode: NP26 4QJ  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: B








## DIRECTIONS

From Chepstow proceed along the A48 in the direction of Caerwent for approx 5 miles in total, passing St Pierre Golf & Country Club on the left-hand side. At the roundabout continue straight over, continuing along the A48. On entering the dual carriageway (and passing the farm shop on the left), turn left just after the speed camera into the village of Caerwent.

Continue and take a left turn (to Caldicot) just prior to The Coach & Horses pub. Continue along this road without deviation (do not turn right on to Dewstow Road). At the roundabout take the first turn into Heol Trothy and at the T junction right, continue along this road and Gerddi-Tir-Llyn is a left turn off Heol Sirhowy.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</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			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ  
 01291 626262  
 caldicot@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.