



3 Gerddi Tir-Llyn

Caldicot, Monmouthshire, NP26 4QJ



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Well presented semi-detached home with NHBC warranty. Offering a modern kitchen, spacious living/dining room, cloakroom, two double bedrooms, bathroom, enclosed gardens and parking.

- Entrance Hall
- Modern Fitted Kitchen with Integrated Appliances
- Spacious Living/Dining Room with French Doors
- Ground Floor Cloakroom
- Two Double Bedrooms
- Contemporary Family Bathroom
- Double Driveway Providing Off-Road Parking for Two Vehicles
- Enclosed rear gardens
- Excellent commuting links nearby

Guide Price
£269,950

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Monmouthshire, NP16 5HZ
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Description

This well presented two-bedroom semi-detached home offers stylish, contemporary living, built by David Wilson Homes approximately 5 years ago, with the added reassurance of the remaining NHBC warranty. Well maintained throughout, the property is ideal for first-time buyers, professionals, downsizers or investors seeking a modern, low-maintenance home in a convenient location. Combining modern design, quality finishes and enclosed rear garden, this home offers everything needed for comfortable contemporary living. Well presented throughout and ready to move straight into, it presents a fantastic opportunity to purchase a stylish home in one of Caldicot's most desirable modern developments, with excellent commuting links nearby.

Situation

Situated on the edge of the popular town of Caldicot, the property enjoys easy access to a wide range of local amenities including supermarkets, independent shops, cafés, restaurants, well-regarded schools and leisure facilities.

The beautiful grounds of Caldicot Castle and Country Park are nearby, while excellent road and rail links provide convenient commuting to Chepstow, Newport, Cardiff, Bristol and the M4 motorway network, with the village of Caerwent & the A48 nearby.

Accommodation

The welcoming entrance hall leads to a contemporary fitted kitchen featuring a range of fitted units with worktops over and a selection of integrated appliances, including a fridge/freezer, dishwasher, washer/dryer, electric oven and hob. A pleasant outlook to the front creates a bright and inviting space for everyday living.

To the rear, the living and dining room is beautifully presented and enjoys an abundance of natural light from French doors opening directly onto the rear patio & garden. Designed to make the most of its desirable south-westerly aspect, the garden provides an excellent space for outdoor entertaining, relaxing in the afternoon and evening sunshine, or enjoying family time. A convenient ground floor cloakroom completes the accommodation on this level.

Upstairs are two generous double bedrooms. Bedroom one has dual windows overlooking the rear garden whilst Bedroom two benefits from attractive front aspect views and useful built-

in storage and offers ample space for guests, family members or home working.

The contemporary family bathroom is fitted with a modern white suite incorporating a bath with shower over, pedestal wash hand basin and WC,

Outside

Outside, the property benefits from a double driveway providing off-road parking for two vehicles. A pathway leads to the side & rear garden which has been thoughtfully landscaped with porcelain paving to create a lower patio seating area and step up to a lawned garden all enclosed by boundary fencing, creating a stylish yet low-maintenance outdoor space.

Tenure

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitor.

Services

Mains electric, gas, water and drainage.

EPC Rating: B

Remaining NHBC Warranty

Estate Management Charge Applicable (amount to be confirmed)

Local Authority

Monmouthshire County Council

Council tax band: D

Viewing

Strictly by appointment with the Agents:

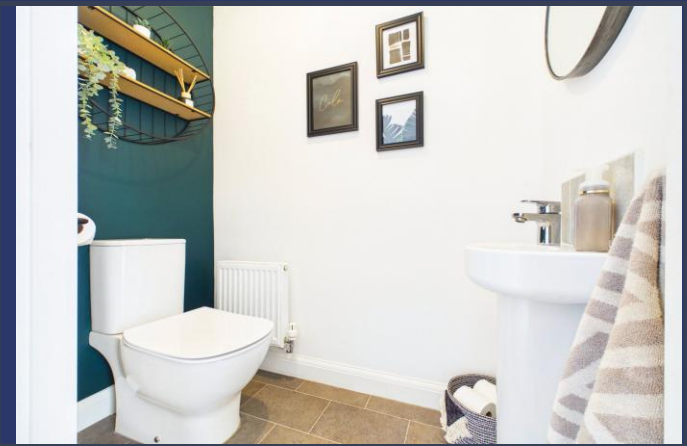
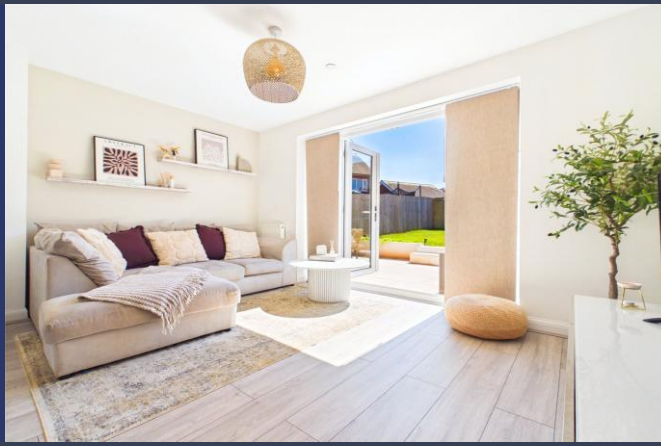
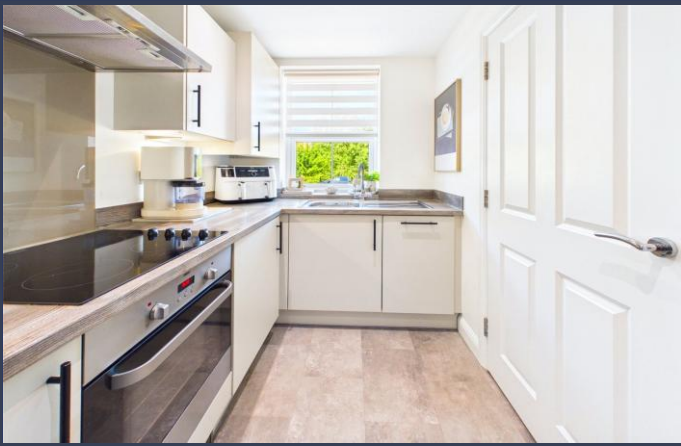
David James, Chepstow

PLANS AND PARTICULARS

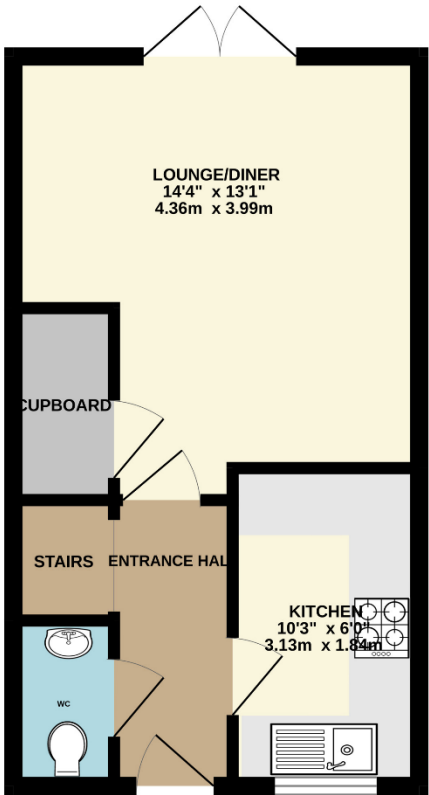
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

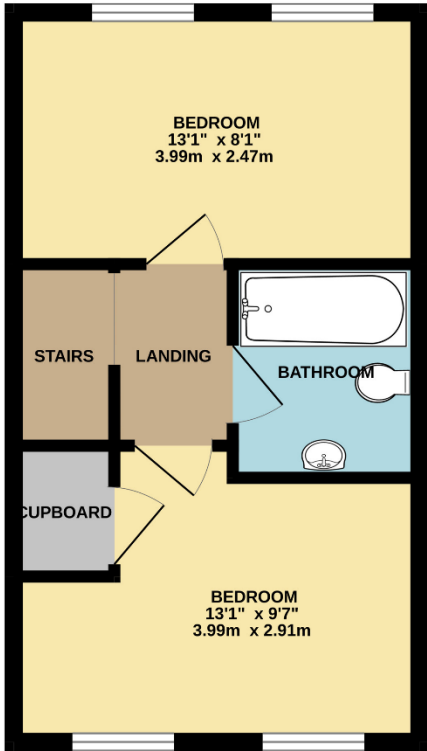
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GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A	83 B	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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