

21 Heol Sirhowy
Caldicot
Mon.
NP26 4RD

369,950



- Brilliant Four Bedroom Detached Home
- Popular Redrow Development Built in 2012
- Modern Kitchen Dining Room onto Rear Garden
- Dual Aspect Lounge
- Ground Floor Cloakroom & Utility Area
- Family Bathroom & Ensuite Shower Room
- Delightful Rear Garden, Garage & Driveway
- NO CHAIN

Ref: PRD11213

Viewing Instructions: Strictly By Appointment Only



REDUCED

General Description

Fantastic Four Bedroom Detached Redrow Home complete with Modern Kitchen Dining Room with Integrated Appliances and doors to the Landscaped Rear Garden, Lounge with Dual aspect Windows, Groundfloor WC & Utility Area, Family bathroom, Four Bedrooms, Master with Ensuite, Garage & Driveway is situated in the popular New Development close to Caldicot Castle & Country Park and the amenities of Caldicot Town Centre, which include schooling, shopping, health & leisure facilities plus the Historic Caldicot Castle & country park. There are rail & bus links plus convenient access to the M4 & M48 motorways bringing Bristol and Cardiff within easy commuting distance.

Accommodation

Entrance Hall

Composite entrance door, skimmed ceiling, radiator, space under the stairs for storage.

Cloakroom/Utility Room

Cloakroom-Skimmed ceiling, ceramic tiled flooring, radiator, WC, wash hand basin.

Utility Room-Skimmed ceiling, ceramic tiled flooring, space & plumbing for washing machine & tumble dryer, power points.

Kitchen/Dining Room (18' 10" x 9' 05") or (5.74m x 2.87m)

UPVC window & French doors to the rear garden, skimmed ceiling with spotlighting, ceramic tiled flooring, fitted units with laminate work tops, tall fitted units, concealed bookshelf/shelving, stainless steel sink, fitted microwave, electric oven, electric hob, extractor unit, integrated dishwasher, radiator, television point.

Lounge (18' 11" x 11' 01") or (5.77m x 3.38m)

Two UPVC double glazed windows, skimmed ceiling, radiator, power points, television point.

Stairs & Landing

Skimmed ceiling, access to insulated loft space.

Master Bedroom (11' 06" x 11' 03") or (3.51m x 3.43m)

UPVC double glazed window, skimmed ceiling, radiator, power points, television point.

Ensuite (6' 04" x 5' 09") or (1.93m x 1.75m)

UPVC double glazed window, skimmed ceiling with spotlighting, WC, wash hand basin, fully tiled walk in double shower cubicle with mains shower, towel radiator, extractor, shaver point.

Bedroom Two (11' 04" x 9' 08") or (3.45m x 2.95m)

UPVC double glazed window, skimmed ceiling, radiator, power points, television point, double fitted wardrobes.

Bedroom Three (9' 08" x 7' 04") or (2.95m x 2.24m)

UPVC double glazed window, skimmed ceiling, radiator, power points, television point.

Bedroom Four (7' 10" x 7' 02") or (2.39m x 2.18m)

UPVC double glazed window, skimmed ceiling, radiator, power points, television point.

Bathroom (9' 04" x 5' 07") or (2.84m x 1.70m)

UPVC double glazed window, skimmed ceiling with spotlighting, ceramic tiled flooring, partially tiled walls, wash hand basin, WC, bath with mains shower and glass screen, towel radiator, shaving point.

Garage

Up & over door, UPVC door to rear garden, power & lighting.

Outside Front

Attractive stone chipped area to the front with a good variety of shrubs and plants, paved pathway leads to the front of property.

Outside Rear

Wall enclosed low maintenance garden, paved entertaining space leading to stone chipped area. Decked seating can be found at the rear of the garden with an additional decked storage area to the side. Summer house to remain. Outside tap & lighting.

Tenure

We are advised that the property is Freehold, although prospective purchasers should check this with their solicitors.

Agent Note

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Services

EPC Rating:79

Tenure

We are informed that the tenure is Freehold

Council Tax

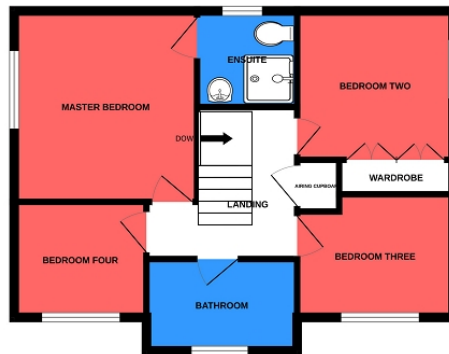
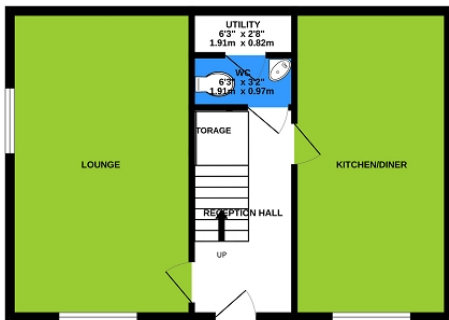
Band F





GROUND FLOOR

1ST FLOOR



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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is payable by the buyer. PLEASE NOTE that as of 1st April 2016 rates have increased significantly for Buy-to-Let purchases & second home purchases. For information on payment rates please see <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates> or ask for further information. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.