

22 Heol Glaslyn
Caldicot
Mon.
NP26 4PG

409,950



- Four Bedroom Detached on Good Sized Plot
- Cul-de-Sac Location on Popular Development
- Close to Castle & Grounds
- Re-fitted Kitchen/Breakfast Room, Utility Room
- Two Reception Rooms plus Full Width Conservatory
- Re-fitted Bathroom & En-suite Shower Room
- Front & Rear Gardens, Garage & Driveway parking
- NO ONWARD CHAIN

Ref: PRD11294

Viewing Instructions: Strictly By Appointment Only



General Description

Attractive Four Bedroom Detached on Good Sized Plot, Well Positioned on Popular Crest Development Close to Caldicot Castle & Grounds with children's play area & dog walking space. Owned since new, the current owner has updated the Kitchen/Breakfast Room, Bathroom, En-suite shower room & gas boiler plus all internal doors. In addition to the spacious living accommodation there is a full width Conservatory with Evarooof providing family leisure space taking advantage of views over the South facing rear garden. Attached garage & driveway provide parking & storage. The property is being offered with onward NO CHAIN.

Accommodation

Entrance Hall

Storm Porch leading to, composite front door, laminate flooring, radiator.

Cloakroom (4' 09" x 4' 08") or (1.45m x 1.42m)

UPVC double glazed window, textured ceiling, laminate flooring, WC, wash hand basin, towel radiator.

Lounge (15' 11" x 11' 07") or (4.85m x 3.53m)

UPVC double glazed window, textured ceiling, laminate flooring, radiator.

Kitchen/Breakfast Room (13' 09" x 11' 07") or (4.19m x 3.53m)

Two UPVC double glazed windows & door to conservatory, skimmed ceiling, fitted units with wooden worktops, sink, five ring gas hob with extractor, electric double oven, breakfast bar, space for tall fridge freezer, space & plumbing for dishwasher, upright radiator, under stair storage cupboard.

Utility Room (16' 8" x 16' 5") or (5.09m x 5.00m)

UPVC double glazed window, textured ceiling, fitted units with laminate work tops, sink, space for washing machine, gas fired boiler.

Dining Room (11' 06" x 8' 09") or (3.51m x 2.67m)

UPVC double glazed doors to conservatory, textured ceiling, laminate flooring, radiator, dresser style fitted units with integrated wine fridge.

Conservatory (22' 07" x 9' 08") or (6.88m x 2.95m)

Full width conservatory which is brick built with UPVC double glazed windows, doors to rear garden & tiled roof, radiator, power & spotlighting, fitted storage unit.

Stairs & Landing

Textured ceiling, access to loft space, airing cupboard housing hot water tank.

Bedroom One (13' 03" x 11' 08") or (4.04m x 3.56m)

UPVC double glazed window, textured ceiling, radiator, built in wardrobe.

Ensuite (5' 05" x 5' 02") or (1.65m x 1.57m)

UPVC double glazed window, textured ceiling, vinyl flooring, WC, wash hand basin in vanity, shower cubicle with mains shower.

Bedroom Two (15' 10" x 8' 03") or (4.83m x 2.51m)

UPVC double glazed window, textured ceiling, radiator.

Bedroom Three (9' 11" x 8' 05") or (3.02m x 2.57m)

UPVC double glazed window, textured ceiling, radiator.

Bedroom Four (10' 02" x 8' 04") or (3.10m x 2.54m)

UPVC double glazed window, textured ceiling, radiator.

Bathroom (6' 03" x 6' 04") or (1.91m x 1.93m)

UPVC double glazed window, textured ceiling, vinyl flooring, bath with mixer shower, WC, wash hand basin, radiator, shaver point

Outside Front

Fence and hedge boundary, lawn to side, driveway parking for two vehicles, gated access to rear garden paved pathway to front.

Outside Rear

Fence enclosed, good sized lawn with a variety of trees and shrubs, seating area, pathway to front.

Garage

Up and over door, courtesy door to garden, power & lighting.

Tenure

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

Services

EPC Rating:75

Tenure

We are informed that the tenure is Freehold

Council Tax

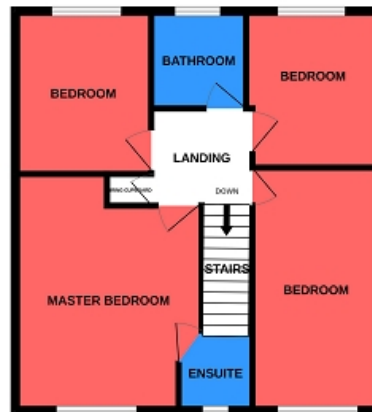
Band Not Specified



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.