

26 Taff Road
Caldicot
Mon.
NP26 4PY

425,000



- Extended Four Bedroom Detached
- Kitchen Breakfast & Large Utility Room
- Lounge, Dining Room & Snug/Office
- Groundfloor Shower Room
- Family Bathroom
- Driveway & Detached Garage
- Good Sized Corner Plot with Generous Garden
- Popular Location within Walking Distance to Town Centre & Country Park

Ref: PRD11315

Viewing Instructions: Strictly By Appointment Only



General Description

Detached Four Bedroom Family Home on Good Sized Corner Plot. This Spacious Property provides a Kitchen dining Room & Generous Utility Room, Snug/Office, Living Room & Dining Room, Ground Floor Shower Room, Family Bathroom, Attractive Good Sized Garden with Sunny Aspect, Detached Garage & Driveway. This property occupies a lovely position on a corner plot just a short walk from the Town centre & Country Park and is in easy reach of local amenities including schooling, shopping, health & leisure facilities plus Caldicot Castle & grounds. There are rail & bus links plus convenient access to the M4 & M48 motorways bringing Bristol and Cardiff within easy commuting distance.

Accommodation

Entrance Hall

UPVC double glazed entrance door, coved & textured ceiling, radiator, under stair storage cupboard.

Lounge (18' 08" x 12' 00"Max Max) or (5.69m x 3.66m Max)

UPVC double glazed windows, coved & skimmed ceiling, two radiators, feature fireplace, power points, television point. Archway to Dining room

Dining Room (12' 00" x 8' 05") or (3.66m x 2.57m)

UPVC double glazed windows, coved & skimmed ceiling, radiator, power points.

Family Room / Home Office (9' 11" x 8' 08") or (3.02m x 2.64m)

UPVC double glazed window, coved & skimmed ceiling, wood flooring, radiator, power points.

Kitchen/Breakfast Room (16' 09" x 8' 06") or (5.11m x 2.59m)

UPVC double glazed windows, skimmed ceiling, range of fitted units with laminate worktops, electric hob, extractor, double oven, stainless steel sink, space & plumbing for dishwasher, radiator, power points.

Utility Room (10' 0" x 7' 01") or (3.05m x 2.16m)

UPVC double glazed window & door to the rear garden, fitted units providing ample storage, laminate worktop, stainless steel sink, gas fired boiler, space & plumbing for washing machine, power points.

Shower Room

UPVC double glazed window, fully tiled walls, vinyl flooring, WC, wash hand basin in vanity, shower cubicle with electric shower.

Stairs & Landing

Textured ceiling, access to loft space.

Master Bedroom (17' 09" Max x 11' 08" Max) or (5.41m Max x 3.56m Max)

Two double glazed windows, coved & textured ceiling, radiator, power points, built in wardrobes.

Bedroom Two (12' 02" x 9' 10") or (3.71m x 3.00m)

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

Bedroom Three (12' 01" x 9' 10") or (3.68m x 3.00m)

UPVC double glazed window, coved & textured ceiling, radiator, power points, built in double wardrobe.

Bedroom Four (9' 07" x 8' 09") or (2.92m x 2.67m)

UPVC double glazed window, textured ceiling, radiator, power points, storage cupboard.

Bathroom (7' 00" x 6' 00") or (2.13m x 1.83m)

UPVC double glazed window, textured ceiling, fully tiled walls, bath with electric shower, wash hand basin, WC, radiator, shaver point.

Garage (16' 08" x 8' 05") or (5.08m x 2.57m)

Up & over door, power & lighting.

Outside Front & Side

Hedged boundary, attractive bedding plants and shrubs, good sized lawn with pathway to front entrance. Gated access to the rear garden. Driveway parking and access to the rear garden can also be found to the side of the property.

Outside Rear

Hedge enclosed garden with a array of plants, trees and shrubs. Great sized lawn which wraps around the property. paved seating area and pathway, timber shed. Gated access to both front & rear.

Tenure

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

Services

EPC Rating:48

Tenure

We are informed that the tenure is Freehold

Council Tax

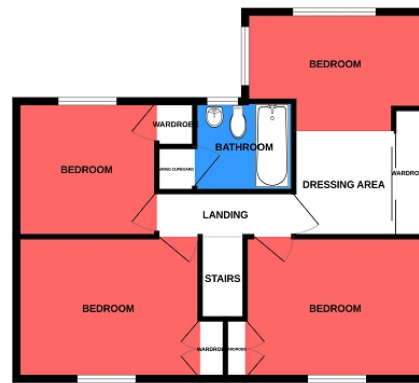
Band F





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.