



### DIRECTIONS

From the centre of Caldicot, head towards the Castle, pass the Castle entrance to the next mini roundabout taking the second exit, then first right into Heol Teifi. Drive into the cul-de-sac where you will find the property on your left hand side.

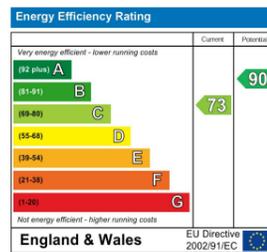
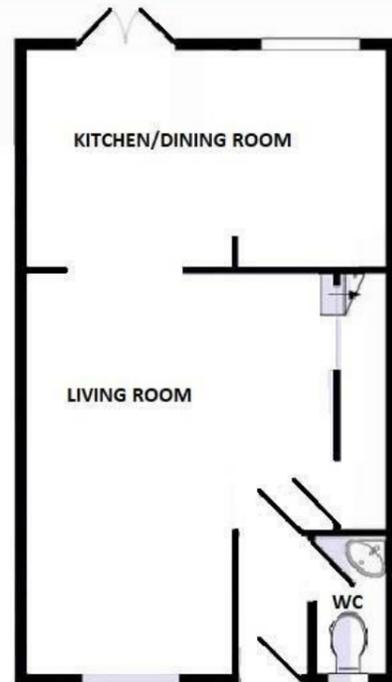
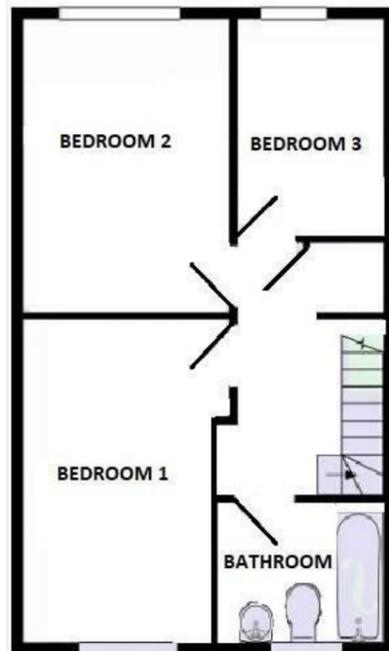
### SERVICES

All mains services are connected to include gas central heating.

2021/2022 Council Tax Band D.

### TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



**9 HEOL TEIFI, CALDICOT, MONMOUTHSHIRE,  
NP26 4PQ**



**£289,950**

Sales: 01291 629292

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**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**PLEASE NOTE**  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor. Moon & Co, their clients and any joint agents give notice that:  
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of facts.  
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

9 Heol Teifi comprises a contemporary semi-detached house, occupying a pleasant position within this very convenient cul-de-sac located close to the heart of Caldicot town, with good access to local schools, shops and other amenities. A noteworthy feature of this property are the gardens which have a pedestrian door through to the Castle grounds to the rear. The property is well appointed throughout and viewing is highly recommended. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within easy commuting distance.

## GROUND FLOOR

### RECEPTION HALL

With door to front elevation.

### GROUND FLOOR WC

With low level WC and wash hand basin. Window to front elevation.

### LIVING ROOM

**15'10" x 12'5" maximum**

With window to front elevation. Understairs cupboard. Stairs to the first floor. Double doors to: -

### KITCHEN/DINING ROOM

**15'4" x 9'8"**

Appointed with a matching range of base and eye level bespoke storage units with oak inset sections including plate rack, shelving plus wine rack. With woodblock effect worktops. A Belling 5 ring gas range cooker with stainless steel extractor over. Integrated washing machine and dishwasher. Stainless steel one and a half bowl and drainer sink with brushed chrome mixer tap. Pleasant dining area with French doors to rear elevation.

## FIRST FLOOR STAIRS AND LANDING

With access hatch to loft space area. Airing cupboard.

### BEDROOM 1

**12' x 9'**

With window to rear elevation, with Castle grounds views.

### BEDROOM 2

**13' x 6'**

With window to front elevation.

### BEDROOM 3

**9'3" x 6'5"**

With window to rear elevation.

### FAMILY BATHROOM

Updated with a stylish three piece suite comprising panelled bath with shower over, low level WC and vanity wash hand basin. Attractive subway-style tiling. Window to front elevation.

### OUTSIDE

#### GARDENS

Principally located to the rear are level lawned gardens, with two storage sheds and pedestrian access to the Castle grounds.

#### PARKING

The property benefits from adjacent allocated parking.

