

DIRECTIONS

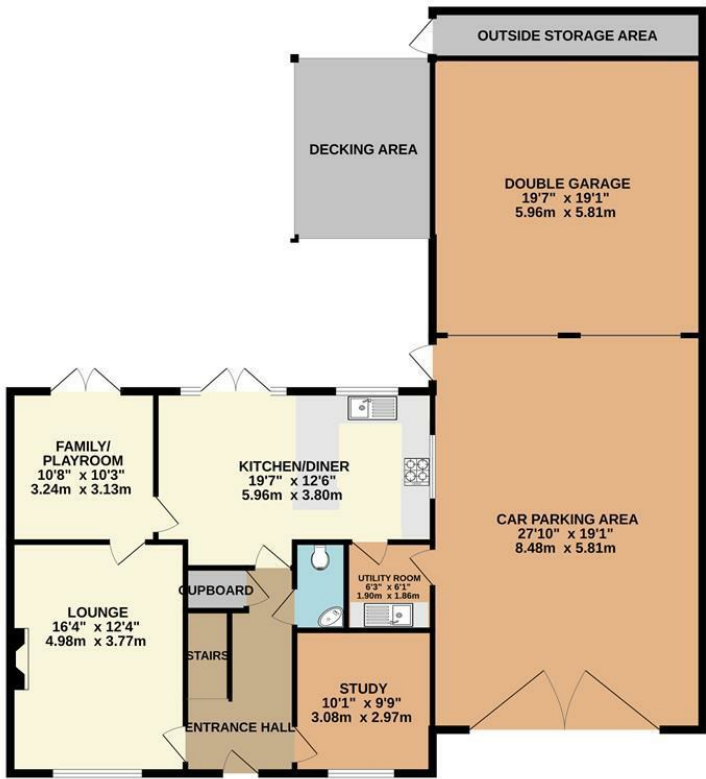
From our Chepstow office proceed along the A48 towards Newport, as you come to the end of the dual carriageway at Caerwent carry along the A48, taking the second turning on your right into Merton Green, continue without deviation along the road where following the numbering you will find the property on your left-hand side.

TENURE - FREEHOLD

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

GROUND FLOOR  
1891 sq.ft. (175.7 sq.m.) approx.

1ST FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



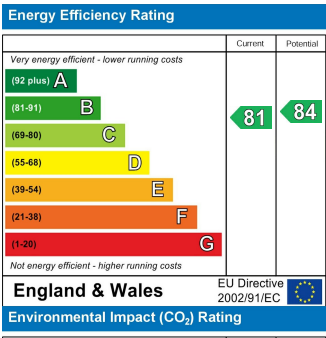
TOTAL FLOOR AREA : 2696 sq.ft. (250.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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 not 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 regulations or consent.



36 MERTON GREEN, CAERWENT, CALDICOT,  
MONMOUTHSHIRE, NP26 5AT

4 2 3 B

£499,950

Sales: 01291 629292  
E: sales@thinkmoon.co.uk



We are delighted to offer to the market this detached, executive family home affording well-planned and versatile living accommodation, occupying a pleasant position within this popular modern residential development within the desirable Roman village of Caerwent. The village is well positioned just off the A48 giving easy access to nearby Chepstow and Caldicot as well as the M48 motorway at Chepstow and M4 at Newport.

The layout briefly comprises to the ground floor: reception hall, well-proportioned lounge, fantastic open plan kitchen/dining/family room, second reception room/playroom, study, utility and cloakroom/WC, whilst to the first floor: four double bedrooms, the principal with four piece en-suite as well as a four piece family bathroom. The property further benefits from a gated private driveway providing off-street parking as well as a sunny, private low-maintenance rear garden. Furthermore, there is a detached double garage. The property is immaculately presented throughout and benefits from a newly installed contemporary kitchen including a range of integrated Bosch appliances and also a newly installed gas combi boiler. The property will no doubt suit a variety of markets.



**GARDENS**

The front of the property offers a low-maintenance and attractive front garden area with paved pedestrian pathway leading to the front entrance with storm porch. Low-level stone and brick walls to the front and side boundaries together with an area laid to stones and small area laid to lawn bordered by an attractive range of plants and shrubs. The property enjoys a good size low-maintenance level rear garden comprising a paved patio area, providing an ideal space for dining and entertaining. This leads onto an area laid to artificial lawn perfect for everyday low-maintenance. In the far corner of the garden there is a raised decked area providing a perfect private sunny spot for additional dining, entertaining and relaxing. There is a useful side pedestrian gate which leads out to the private driveway at the side of the property. The rear garden is fully enclosed by feature brick walling and contemporary timber fencing. Situated behind the garage is a gated storage area.

**DOUBLE GARAGE**  
**5.97m x 5.82m (19'7" x 19'1")**

At the side of the property wooden gates give access to the private driveway which provides off-street parking for at least three vehicles and leads to the double garage with two manual up and over doors to the front and benefitting from power and light.

**SERVICES**

All mains services are connected to include mains gas central heating.





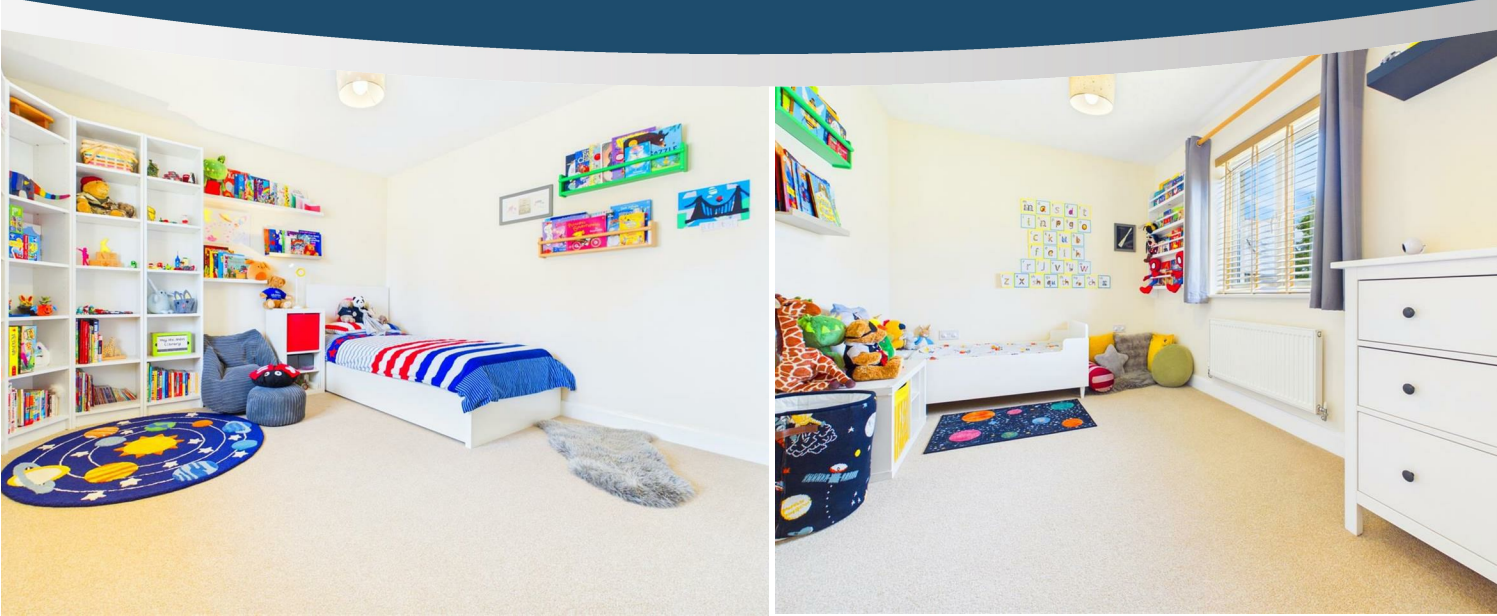
**BEDROOM 4**  
**3.63m x 3.07m (11'11" x 10'1")**

A further double bedroom again with inset alcove perfect to install fitted wardrobes. Window to the front elevation.

**FAMILY BATHROOM**

Appointed with a four-piece suite to include panelled bath with tile surround, pedestal wash hand basin with mixer tap, low-level WC and double width walk-in shower cubicle with tile surround and mains fed shower unit. Half-tiled walls. Heated towel rail and frosted window to side elevation.

**OUTSIDE**



**GROUND FLOOR**

**RECEPTION HALL**

A composite door leads into the welcoming reception hall with built-in understairs storage cupboard and half-turned staircase to galleried landing.

**LOUNGE**

**4.98m x 3.76m (16'4" x 12'4")**

A very well-proportioned formal living room with window to the front elevation and access through to:-

**SECOND RECEPTION ROOM/PLAYROOM**

**3.25m x 3.12m (10'8" x 10'3")**

Currently utilised as a playroom but offers fantastic versatility depending on requirements. French doors lead directly out to the private rear garden. Access through to:-

**KITCHEN/DINING/FAMILY AREA**

**5.97m x 3.81m (19'7" x 12'6")**

The newly installed kitchen provides an extensive range of fitted wall and base units to include ample worktop space with inset one bowl sink and drainer, coupled with a peninsula unit. A useful range of integrated appliances include Bosch eye-level electric oven/grill, Bosch combination microwave and oven, Bosch five ring induction hob with extractor hood over, full size dishwasher and full size fridge/freezer. Window to the rear elevation enjoys views over the gardens. The dining/family area provides further entertaining space with French doors leading outside. Karndean luxury vinyl flooring throughout. Door to:-

**UTILITY ROOM**

**1.91m x 1.85m (6'3" x 6'1")**

Comprising wall and base units with fitted worktops and inset stainless steel one bowl sink and drainer. Newly installed gas boiler. Space and plumbing for under counter white goods. Karndean luxury vinyl flooring. A courtesy door leads out to the private driveway to the side of the property.





**CLOAKROOM/WC**

Comprises a neutral suite to include pedestal wash hand basin with mixer tap and tiled splashback and low-level WC.

**STUDY**

**3.07m x 2.97m (10'1" x 9'9")**

A good sized room perfect for the everyday home worker or offering fantastic versatile use depending on personal requirements. Window to the front elevation.

**FIRST FLOOR STAIRS AND LANDING**

A spacious galleried landing area with window to front elevation. Loft access. Fitted airing cupboard housing water tank.

**BEDROOM 1**

**4.22m x 4.22m (13'10" x 13'10")**

A generous principal bedroom affording fitted wardrobes to one side with window to the rear elevation enjoying views over the gardens and surrounding countryside.

**EN-SUITE BATHROOM**

A modern neutral four piece suite to include panelled bath with tile surround, double width walk-in shower cubicle with tile surround and mains fed shower unit, pedestal wash hand basin with mixer tap and tiled splashbacks, and low-level WC. Wall-mounted heated towel rail. Frosted window to the rear elevation.

**BEDROOM 2**

**3.76m x 3.35m (12'4" x 11'0")**

A sizeable guest double bedroom with fitted wardrobes and window to the front elevation.

**BEDROOM 3**

**3.63m x 3.51m (11'11" x 11'6")**

A good sized double bedroom with inset alcove perfect for fitted wardrobes. Window to the rear elevation enjoying views over the rear gardens and countryside beyond.

