

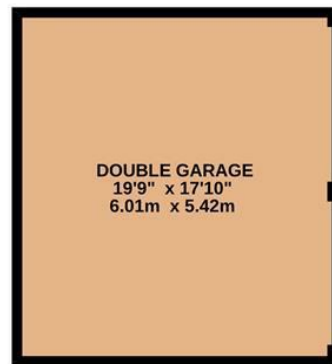
DIRECTIONS

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 right-hand side.

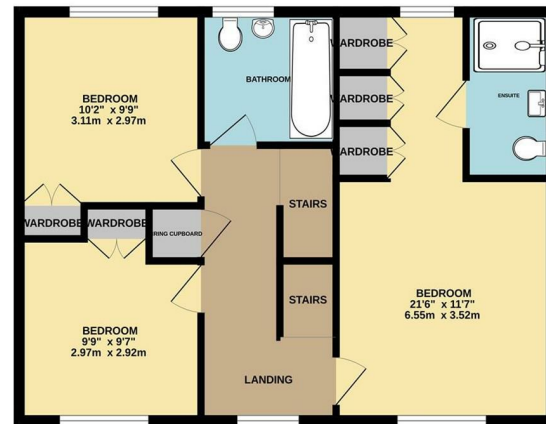
TENURE - FREEHOLD

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

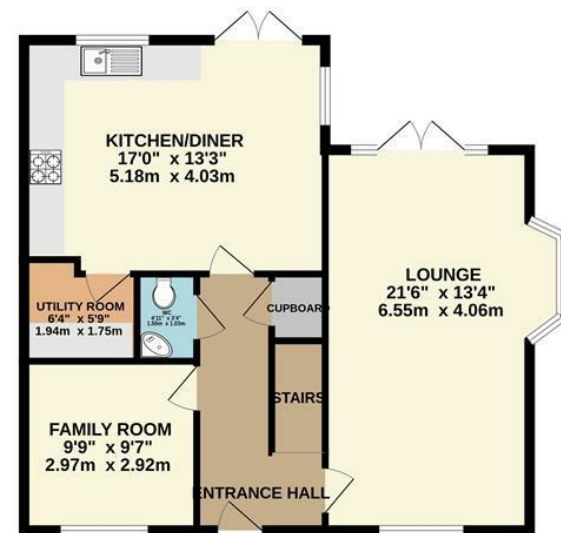
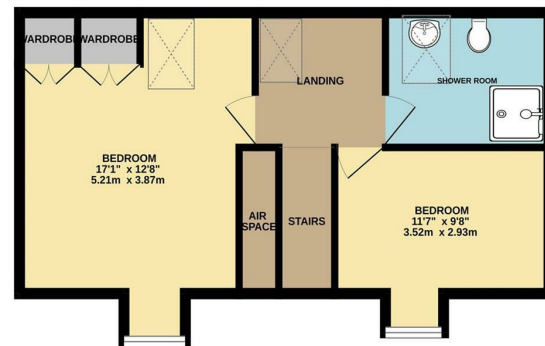
GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



2ND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



**17 MERTON GREEN, CAERWENT, CALDICOT,
MONMOUTHSHIRE, NP26 5AT**

5 3 2 B

£525,000

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		

An attractive, comfortable and well-presented three storey detached family home, located in the popular development of Merton Green on the periphery of the historic village of Caerwent, with Roman origins. The village itself lies just off the A48, between Chepstow and Newport both giving access to motorway links. Caerwent is located within the pretty county of Monmouthshire with many countryside walks and pursuits nearby.

The well-planned and versatile living accommodation is arranged over three floors and would suit a variety of markets to include sizeable family living and multi-generational requirements. The layout briefly comprises to the ground floor, entrance hall, delightful front to back sitting room with French doors to rear garden, separate second reception room/formal dining room, open plan kitchen/breakfast room, utility room and a cloakroom/WC. To the first floor there are two double bedrooms, the family bathroom and principal bedroom with dressing area and ensuite shower room. The second floor comprises of two further double bedrooms and a shower room. The property further benefits a private, driveway providing off street parking for up to two vehicles, a detached double garage and a level garden to the rear.

GARDENS

The front garden is enclosed by a lovely stone wall with a pedestrian path to the front door with lawn to either side. The private rear garden is enclosed by stone wall and fencing with a decked area which is perfect for outside entertaining, lawned areas and a range of mature trees and shrubs. Gated access leading to the parking and garage.

GARAGE

6.02m x 5.44m (19'9" x 17'10")

At the rear of the property the driveway provides parking for two vehicles and gives access to the double garage with up and over doors. Power and lighting connected.

SERVICES

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



STAIRS TO SECOND FLOOR LANDING

With roof light.

BEDROOM 4

5.21m x 3.86m (17'1" x 12'8")

A spacious double bedroom with built-in wardrobes. Loft access. Roof light to rear elevation and window to front elevation.

BEDROOM 5

3.53m x 2.95m (11'7" x 9'8")

Currently being used as a home office with window to front elevation.

SHOWER ROOM

Comprising a three-piece suite to include pedestal wash hand basin, low-level WC, corner glass shower unit with chrome shower attachment. Chrome heated towel rail. Half-tiled walls and tiled floor. Roof light to rear elevation.

OUTSIDE

GROUND FLOOR

ENTRANCE HALL

A front door leads into the reception hall with wooden effect flooring and stairs to first floor. Understairs storage cupboard.

SITTING ROOM

6.55m x 4.06m (21'6" x 13'4")

A lovely spacious and light room with windows to front and side elevations and French doors to the rear garden. Feature fireplace with oak surround and granite hearth.

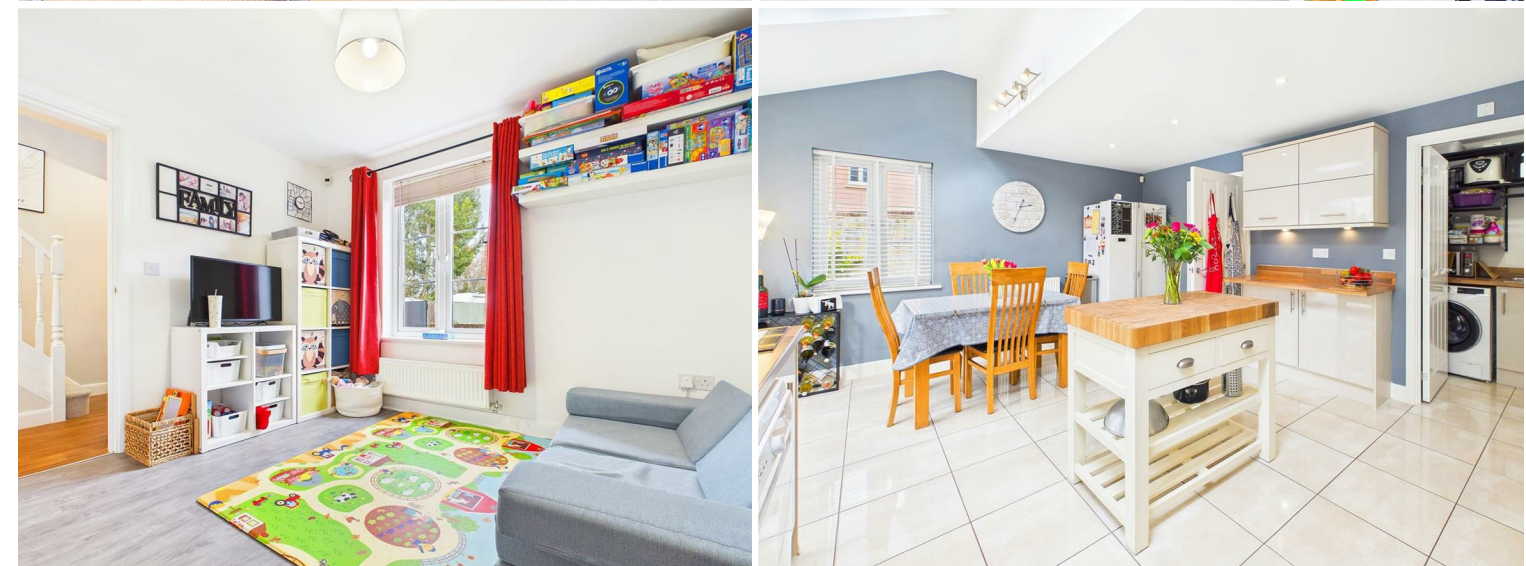
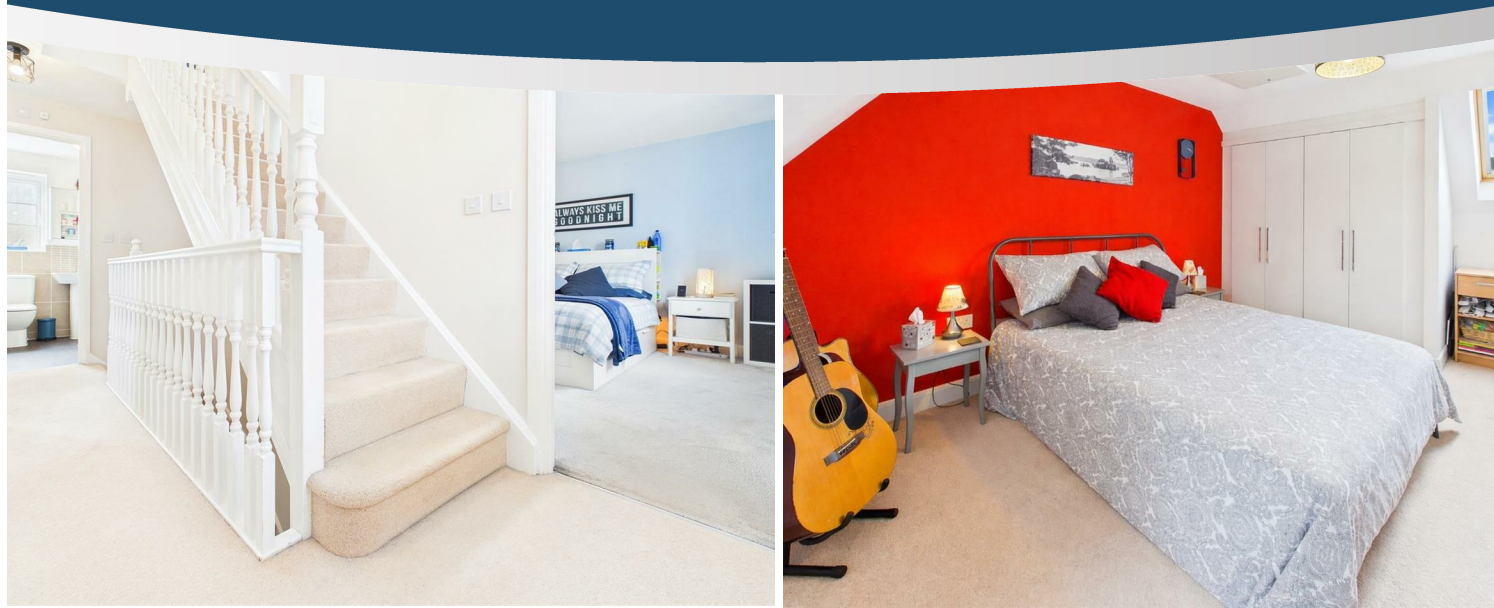
FAMILY ROOM

2.97m x 2.92m (9'9" x 9'7")

Currently being used as children's playroom but could be a formal dining room or home office with window to front elevation and wood effect laminate flooring.

CLOAKROOM/WC

With corner pedestal wash hand basin with chrome mixed tap and tiled splashback and low-level WC. Wooden effect flooring.



KITCHEN/BREAKFAST ROOM
5.18m x 4.04m (17'0" x 13'3")

A lovely light and spacious part of the home with French doors to the private rear garden, windows to rear and side elevations and two roof lights. Fitted with a good range of eye and base level storage cupboards with wooden effect worktops and inset one and a half bowl stainless steel sink and drainer with chrome mixer tap. Integrated six ring gas hob with stainless steel extractor fan over and a built-in eye level double oven. Space for fridge, space and plumbing for dishwasher. Ceramic tiled floor. Door to:-

UTILITY ROOM
1.93m x 1.75m (6'4" x 5'9")

Wooden effect work surfacing with inset stainless steel single bowl sink and drainer with chrome mixer tap. Space for under counter washing machine and tumble dryer.



FIRST FLOOR STAIRS AND LANDING

Window to front elevation and built-in airing cupboard. Stairs to second floor.

PRINCIPAL BEDROOM
6.55m x 3.53m (21'6" x 11'7")

A lovely principal bedroom with windows to front and rear elevations. Dressing area with built-in wardrobes. Door to:-

EN-SUITE SHOWER ROOM

Comprising of a three-piece suite to include a double shower unit with tiled walls and chrome shower attachment, low-level WC and wash hand basin with chrome mixer tap, vanity unit and tiled splashbacks. Chrome heated towel rail. Frosted window to side elevation.

BEDROOM 2
3.10m x 2.97m (10'2" x 9'9")

A double bedroom with window to rear elevation and built-in wardrobes.

BEDROOM 3
2.97m x 2.92m (9'9" x 9'7")

A further double bedroom with window to front elevation and built-in mirror fronted wardrobes.

FAMILY BATHROOM

Comprising a three-piece suite to include a low-level WC, pedestal wash hand basin with chrome tap and a double ended panelled bath with chrome mixer tap, chrome shower attachment and glass shower screen. Chrome heated towel rail. Half-tiled walls and tiled floor. Frosted window to rear elevation.

