

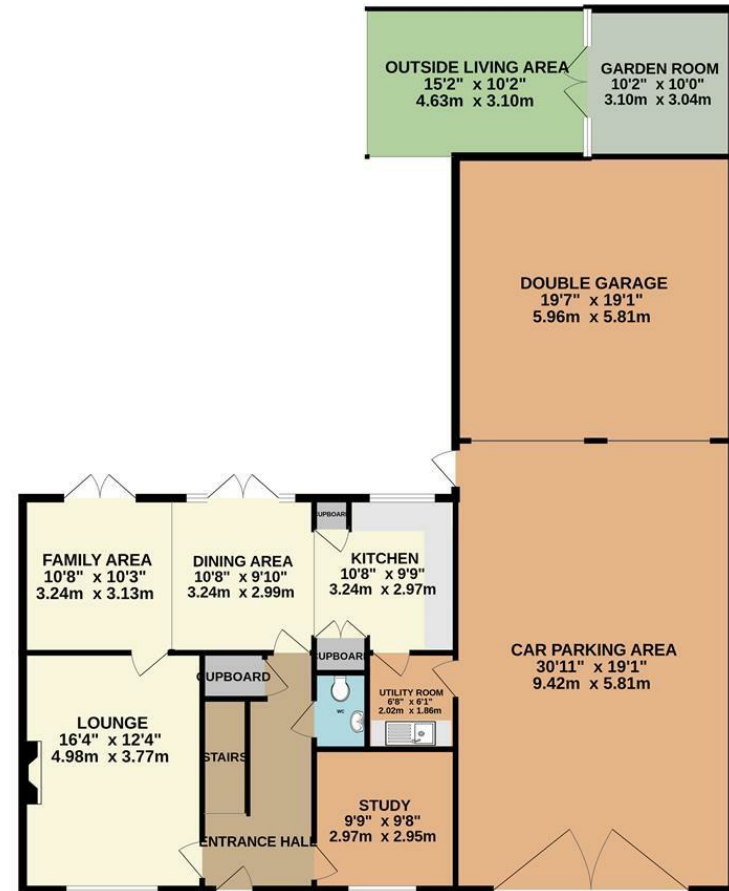
## DIRECTIONS

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.

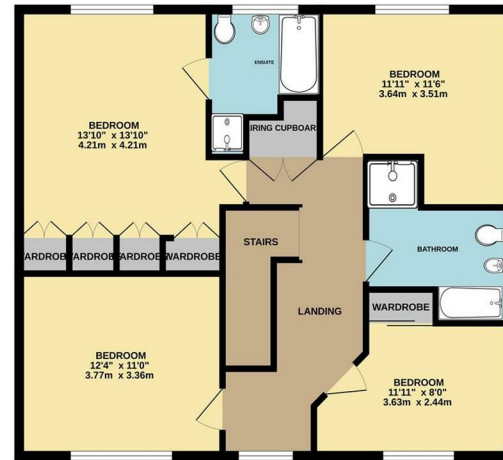
## TENURE - FREEHOLD

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

GROUND FLOOR  
1864 sq.ft. (173.2 sq.m.) approx.



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



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

4 2 1 B

**£470,000**

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	89
(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	

This immaculately presented detached family home, offers a fabulous sociable living space with open plan kitchen/dining/family room which opens out to the private garden. The property also benefits from a spacious sitting room, home office/playroom, separate utility room and WC to the ground floor. To the first floor are four double bedrooms, with the main bedroom featuring built-in wardrobes and a four piece en-suite bathroom, in addition to the family bathroom. The property has a spacious and level mature garden with summer house to the rear and the front offers a private gated driveway with parking for several vehicles and a detached double garage.

The property is ideally situated within this desirable residential development in the charming and historic Roman village of Caerwent, which offers facilities including a post office, public house and garage. A bus service connects the village to the nearby towns of Chepstow and Caldicot being 5 miles and 3 miles respectively and therefore well placed to take advantage of the amenities, schools and shops in the local centres. For those commuting, the A48 provides access to the M4 with the Severn Bridge just 6 miles away and the M4/M5 Interchange 12 miles away. The regional centres of Bristol are 21 miles, Cardiff 26 miles and Newport 14 miles.

**GROUND FLOOR**

**RECEPTION HALL**

The entrance door leads into a lovely welcoming reception hall with stairs to the first floor and wooden effect flooring.

**SITTING ROOM**

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

Light and airy reception room with window to the front elevation. Wooden effect flooring and a feature fireplace with electric fire.

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM**

**9.09m x 3.25m (29'10" x 10'8")**

A superb sociable kitchen/dining/family area that really is the heart of the home with windows to the rear elevation and

patio doors from both the dining and the seating area giving access to the private rear garden. Ceramic tile flooring through the kitchen and dining area. The kitchen itself being fitted with a good range of eye and base level units with wooden effect worktops and subway style splashback with inset stainless steel one and a half bowl sink and drainer with chrome mixer tap. Inset five ring gas hob with feature stainless steel extractor fan over. Integrated eye level double oven, fridge/freezer and dishwasher.

**UTILITY ROOM**

**2.03m x 1.85m (6'8" x 6'1")**

Wooden effect worktops with stainless steel sink and drainer with chrome taps. Space and plumbing for washing machine and tumble dryer. Central heating boiler. Door to the driveway.

**STUDY/PLAYROOM**

**2.97m x 2.95m (9'9" x 9'8")**

Currently used as a playroom but could make a good home office or formal dining area. Window to front elevation and a handy understairs storage cupboard.

**CLOAKROOM/WC**

Comprises a low-level WC, corner pedestal wash hand basin with chrome mix tap and tiled splashback. Ceramic tiled floor.

**FIRST FLOOR STAIRS AND LANDING**

A spacious gallery landing with loft access hatch and window to the front elevation. Spacious airing cupboard.

**PRINCIPAL BEDROOM**

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

Window to rear elevation and a range of built-in wardrobes.

**EN-SUITE BATHROOM**

Comprises of a four piece suite to include double shower unit with glass sliding shower door, chrome attachments and tiled walls, pedestal wash hand basin with chrome tap, low-level WC and double ended bath with chrome mixer tap. Frosted window to rear elevation. Chrome heated towel rail and half-tiled walls. Wooden effect flooring.

**BEDROOM 2**

**3.63m x 2.44m (11'11" x 8'0")**

Window to front elevation and built-in wardrobes.

**BEDROOM 3**

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

A further double bedroom with window to the rear elevation.

**BEDROOM 4**

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

A double bedroom with window to front elevation.

**FAMILY BATHROOM**

Comprises a four-piece suite to include double shower unit with chrome shower attachment, sliding glass door and tiled surround, double ended bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap and low-level WC. Wooden effect flooring and half-tiled walls. Chrome heated towel rail. Frosted window to side elevation.

**DOUBLE GARAGE**

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

A gated tarmac driveway provides off-road parking for several vehicles and leads to the double garage.

**GARDENS**

The front garden has a stone wall boundary with steps leading to the entrance door. The rear garden is incredibly private and is mainly laid to lawn with some low-maintenance borders, mature trees and shrubs. Two patio areas, one being situated at the rear of the garden with summer house/home office.

**SERVICES**

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

