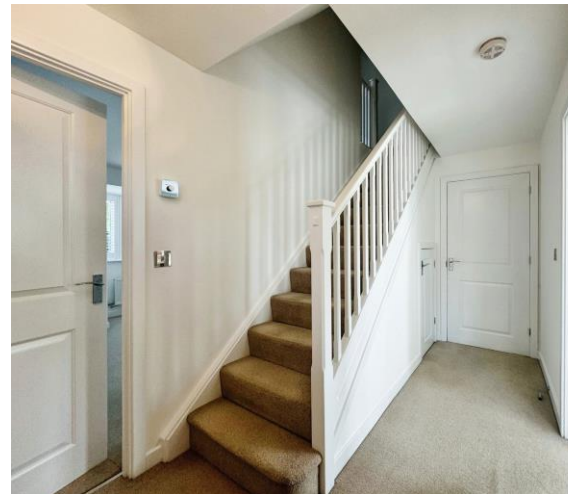




## Ash Tree Road, offers in the region of £299,995

- Council Tax - Band D
- DETACHED
- NO ONWARD CHAIN
- SECURE ALLOCATED PARKING
- WELL PRESENTED
- HIGHLY SOUGHT AFTER LOCATION
- ENCLOSED REAR GARDEN
- EPC Rating: C



3 2 1



## About the property

THREE bedroom detached property set in this popular Village of Caerwent. The property benefits from UPVC double glazing. Also benefiting from two allocated parking spaces and enclosed rear garden. Ideal for commuting with good bus, road and rail links with the A48, M48 and M4 motorway networks.





## Accommodation

### Entrance Hallway

Enter via secure UPVC door, access to lounge, kitchen, cloakroom/W.C, stairs leading to first floor landing.

### Kitchen

15' 9" x 9' 4" ( 4.80m x 2.84m )  
matching wall and base units, space for dining table,  
integrated appliances, UPVC window to side elevation, UPVC  
doors leading to rear garden.

### Lounge

15' 9" x 10' plus bay window recess ( 4.80m x 3.05m plus  
bay window recess )  
Carpeted throughout, radiator, UPVC bay window to side  
elevation. UPVC window to front elevation.

### Cloakroom/w.C

Low level W.C, wash hand basin, radiator

### Bedroom One

12' 1" max x 8' 1" plus recess ( 3.68m max x 2.46m plus  
recess )

Carpeted though out, radiator, fitted wardrobes, access to  
ensuite, UPVC window to front elevation.

### En-Suite

Wash hand basin, low level W.C, shower, UPVC window to  
rear elevation.

### Bedroom Two

11' 1" into door recess x 10' plus built in wardrobe ( 3.38m  
into door recess x 3.05m plus built in wardrobe )  
Carpeted throughout, radiator, UPVC window to front and  
side elevation, fitted wardrobes.

### Bedroom Three

6' 8" x 7' ( 2.03m x 2.13m )  
UPVC window to side elevation, carpeted throughout,  
radiator.

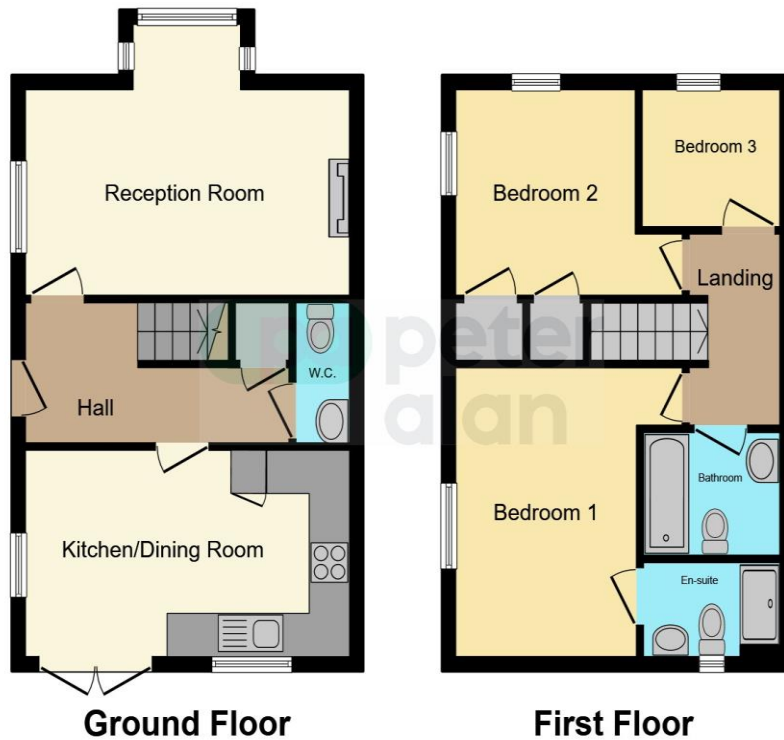
### Family Bathroom

Bath with shower over, low level W.C, wash hand basin.

### Outside

Area laid to lawn to side of property. two secure allocated

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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