

H & H

HOUSE & HOME
PROPERTY AGENTS



12 Martins Road

Caerwent, Caldicot, NP26 4QW

No onward chain £449,950



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Description

Offered with no onward chain, this property has been modernised throughout and is move in ready.

The welcoming reception hall provides access to the impressive open-plan contemporary kitchen and dining area, complete with a utility room and French doors leading to the private, sunny garden. The bay-fronted living room is spacious and bright, and there is also a ground-floor WC for convenience.

Having been sympathetically extended, the first floor features four double bedrooms. The primary bedroom boasts an en-suite shower room and there is a modern family bathroom.

Outside, the property benefits from an attached double garage, offering the potential for extra living accommodation (subject to necessary consents and building regulations). The mature gardens are predominantly laid to lawn, with shrubs and bushes providing a pleasant, private atmosphere.

The property itself is situated within the historic and most sought after village of Caerwent. The village itself has post office/local store, public house and a thriving community centre. The remains of an old Roman amphitheatre can be found nearby with the market towns of Chepstow and Caldicot also close at hand with their attendant range of facilities. Situated a short distance from the A48, itself giving excellent access to the M4/M48 motorway network bringing Newport, Cardiff and Bristol within easy commuting distance.

Reception Hall

Approached via a UPVC double glazed and panelled door. Coved and plain ceiling. Under stairs storage cupboard. Wood effect flooring. Panelled radiator. Turn stairs to first floor landing. Doors off.

Open Plan Kitchen Dining Room

22'5" x 10' (6.83m x 3.05m)

Coved and plain ceiling with inset spotlighting. The kitchen area is fitted with a matching range of contemporary shaker style base and eye level wall units. There are quartz work surfaces with complimentary up stands. One and half bowl stainless steel sink and mixer tap set into work surface. Breakfast bar. Built in fan assisted double electric oven. Four

ring touch control electric hob set into work surface. Extractor and light over. Built in fridge freezer. Integrated dishwasher. Wood effect flooring throughout. Two contemporary style radiators. UPVC double glazed window to rear elevation. UPVC double glazed french doors to rear garden. Open to utility room.

Utility Room

Coved and plain ceiling. Cupboard housing wall mounted mains gas boiler. Sink and mixer tap set into quartz effect work surface with tile splash back. Base storage unit. Plumbing and space for automatic washing machine. Wood effect flooring. UPVC double glazed and panelled door to side elevation.

Bay Fronted Living Room

14" x 14'11" (4.27m x 4.55m)

Coved and plain ceiling. Two panelled radiators. UPVC double glazed window to side elevation. UPVC double glazed bay window to front elevation.

Ground Floor W.C.

Coved and plain ceiling. Low level W.C. with dual push button flush. Wash hand basin with chrome mixer tap and tile splash back set over vanity storage unit. Tiled floor. Panelled radiator. Opaque UPVC double glazed window to front elevation.

First Floor Stairs and Landing

Coved and plain ceiling. Access to loft inspection point. Panelled radiator. UPVC double glazed window to side elevation. Doors off.

Primary Bedroom

14'1" x 11'9" (4.29m x 3.58m)

Coved and plain ceiling. Range of fitted wardrobes. Panelled radiator. UPVC double glazed window to front elevation. Door to En-suite shower room.

En-Suite Shower room

Inset spotlighting to plain ceiling. Low level W.C. with dual push button flush. Pedestal wash hand basin with chrome mixer tap. Shaver point over. Step in enclosure with mains fed shower. Full tiling to walls. Wood effect flooring. Chrome towel radiator. Opaque UPVC double glazed window to side elevation.

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Bedroom Two

17'6" x 9'4 (5.33m x 2.84m)

Coved and plain ceiling. Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Three

17'6" x 6'8 (5.33m x 2.03m)

Coved and plain ceiling. Panelled radiator. Two UPVC double glazed windows to front elevation.

Bedroom Four

9'3" x 10'2 (2.82m x 3.10m)

Coved and plain ceiling. Airing cupboard housing hot water cylinder. Panelled radiator. UPVC double glazed window to rear elevation.

Bathroom

Inset spotlighting and extractor to plain ceiling. Low level dual push button flush W.C. Wash hand basin with chrome mixer tap set over drawer unit. Shaver point. Step in enclosure with rainwater head shower and separate shower attachment. Full tiling to walls. Tiled floor. Chrome towel radiator. Opaque UPVC double glazed window to rear elevation.

Garden

The front of the property features a well-maintained lawn with maturing bushes, shrubs, and trees. A side gate provides access to the landscaped rear garden, which has a full-width paved seating area, raised beds, and a well-kept lawn. Additionally, there is an outside tap. The rear garden enjoys plenty of sunshine and offers a private, peaceful setting.

Garage and Parking

Attached garage with twin up and over doors. Parking for two vehicles to front.

Material Information

Tenure - Freehold.

Council Tax Band - F

We are informed the property is of standard construction. Mains electricity. Mains gas. Mains water. Mains drainage.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



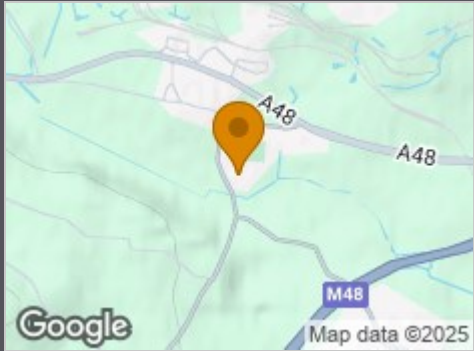
Road Map



Hybrid Map



Terrain Map



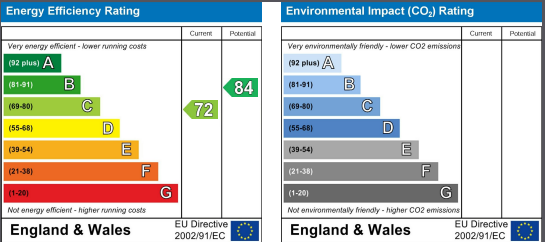
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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