



CAERWENT

Guide price **£350,000**



MAYFIELD HOUSE

Lawrence Crescent, Caerwent, Caldicot, Monmouthshire NP26 5NS



Double garage and off road parking
Delightful enclosed mature gardens
Ideally located for commuting

Constructed just under 25 years ago this spacious semi-detached property offers well-proportioned rooms and flexible accommodation, having been reconfigured and extended to provide what is now a beautifully presented family home.

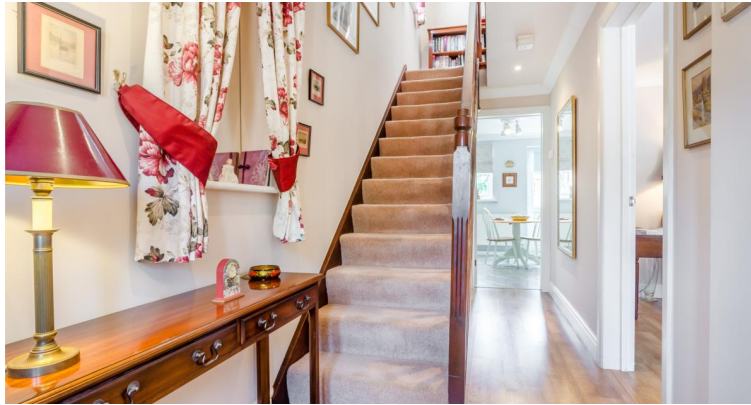
The property is located within the popular village of Caerwent. The village is steeped in history and was founded by the Romans, it was considered to be an important settlement and although it now provides a modern village environment, the Roman ruins are some of the best preserved in Europe.

The village provides a range of local amenities to include a pub, shop and post office, farm shop, church, garage, recreation field with village hall.

There are many countryside walks close by, as is the A48 which provides links with Newport and Chepstow, where access to the M4 can be found for those wishing to commute. The property is also well placed to indulge in a variety of outdoor activities too, with Chepstow Racecourse, home to the Welsh Grand National, close by along with St. Pierre Golf & Country Club and The Celtic Manor Resort.



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KEY FEATURES

- Spacious semi-detached property
- Extended to provide well-proportioned rooms
- Three bedrooms
- Large kitchen with breakfast area
- Two sizeable reception rooms
- Popular location close to local village amenities



STEP INSIDE



Stepping inside this well presented property you will note that the extended reception space is perfectly made for family living. The dining room is located off the reception hall and is a sizeable front facing reception room, with ample space for a dining table and additional furniture.

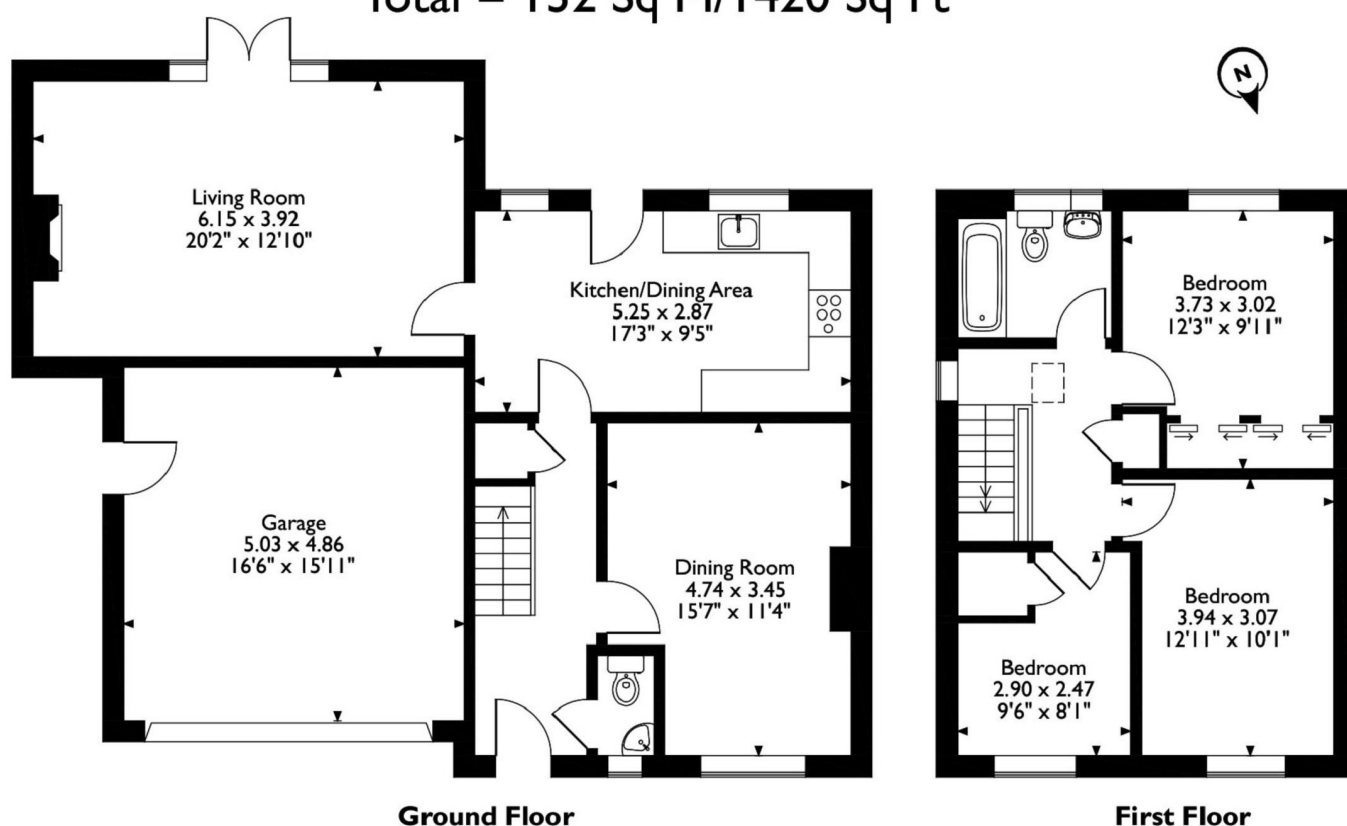
The spacious kitchen runs along the rear of the property and enjoys an aspect of the delightful rear garden. The kitchen is fitted with a range of cream fronted base and wall units complemented by wooden worksurfaces. Integrated appliances comprise of a dishwasher and washing machine, the Rangemaster will also remain in situ, whilst the American style fridge freezer is available by separate negotiation.

There is ample space for a breakfast table for informal dining and also access to the rear sun terrace.

The living room provides a sizeable reception room, again with access to the sun terrace and a delightful aspect of the rear garden. The main focal feature of this room is the inset fireplace with a brick hearth and wooden mantle, a wood burning stove has also been added.

There is also a cloakroom to the ground floor, fitted with a two piece suite in white.

Approximate Gross Internal Area
Main House = 108 Sq M/1162 Sq Ft
Garage = 24 Sq M/258 Sq Ft
Total = 132 Sq M/1420 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Then looking to the first floor, all rooms lead off the landing and there is a useful storage cupboard with shelving and a radiator has been added.

The principal bedroom is a front facing double room with ample space for additional furniture. Bedroom two will also accommodate a double bed and is fitted with mirror fronted wardrobes to one wall.

Bedroom three is a front facing single room that is currently used as a study making it ideal for those wishing to work from home, an over stairs cupboard within this room houses the central heating boiler.

The bathroom has been re-fitted to provide a modern three piece suite in white, to include a panelled bath with shower over.

STEP OUTSIDE



Then stepping outside, the gardens to Mayfield House should be viewed to be appreciated, much thought has been given to ensure that the garden enjoys all year round colour with an array of established flowers, trees and shrubs. There is a sizeable sun terrace which bounds a neatly manicured lawned area. The rear garden enjoys a south westerly aspect.

To the front elevation there is off road parking for three vehicles and a double garage (with an electric door) has been added to provide additional parking and storage. Useful racking within the garage will remain in situ.

AGENT'S NOTE:

The pictures are video are utilised from previous marketing.

INFORMATION

Postcode: NP26 5NS

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

Leaving Chepstow, take the third exit off the roundabout at the top of the town, remaining on the A48 - signposted Caerwent. Pass St Pierre on the left-hand side and at the next roundabout continue straight over and continue along the A48 for a few miles. Passing Caerwent Farm Shop on the left hand side bypass the village and take the next right turn into Dinham Road, and take the second right turn into Lawrence Cres, where the property can be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)	72	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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