



CAERWENT

Guide price **£375,000**



9 CADOC CLOSE

Caerwent, Caldicot, Monmouthshire NP26 4QT



No onward chain
Enclosed low maintenance rear gardens
Ideally situated for commuting

Located in a highly desirable cul-de-sac within the historic Roman village of Caerwent, this well presented 3-bedroom detached home offers an enviable blend of reconfigured and extended space, and modern living. The property is being offered for sale with the full benefit of no onward chain.

Perfectly positioned within easy reach of local amenities, residents can enjoy the convenience of a charming village pub, a well-stocked shop/post office, a beautiful church, and a communal hall and field, ideal for gatherings and outdoor activities.

This prime location also provides excellent connectivity, with the M4 corridor just a short drive away, making it an ideal choice for commuters seeking a tranquil village setting without sacrificing accessibility.



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KEY FEATURES

- Superb detached property
- 3 bedrooms
- Ensuite to principal bedroom
- Beautifully presented kitchen
- Partly converted garage to provide a utility room
- Sizeable reception space
- Located close to local amenities



STEP INSIDE



The current owners have fully refurbished the property, incorporating numerous modern updates. These improvements include beautifully landscaped, low-maintenance gardens, a new energy-efficient central heating boiler with most radiators replaced, air conditioning installed in bedrooms one and two, and a newly fitted kitchen and bathroom.

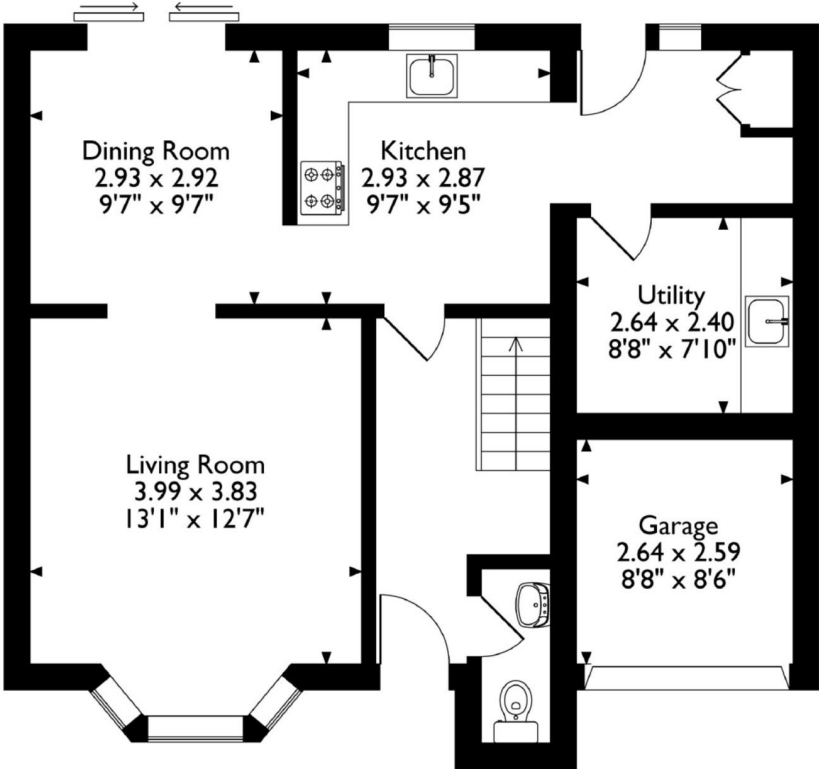
The property is accessed from the front elevation, leading into a welcoming reception hallway. From here, there is access to the cloakroom and kitchen, along with a useful downstairs storage area. The ground-floor cloakroom is fitted with a two-piece suite.

The kitchen has been thoughtfully redesigned and refitted with a contemporary range of high-gloss base and wall units, complete with concealed lighting and work surfaces. Integrated appliances include an oven, induction hob, and dishwasher, while the fridge freezer and washing machine are available separately. The kitchen has been reconfigured to incorporate the former utility room, significantly enhancing the available space. A rear-facing window offers pleasant garden views, and a door provides direct access to the outdoor area. Additional features include loft access and inset lighting.

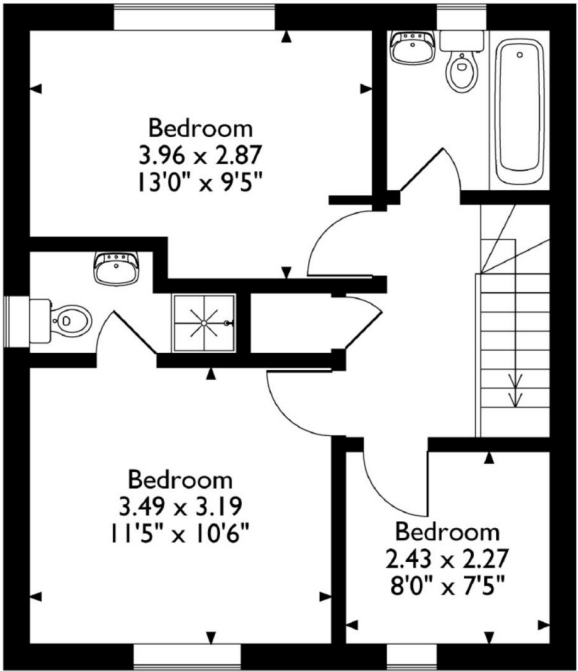
As mentioned, the original garage has been converted into a highly practical utility room, offering additional storage, plumbing for appliances, an extra sink unit, and housing for the central heating boiler.

Completing the ground floor is the open-plan dining and living area. The dining room provides a dedicated space for a dining table, with patio doors opening onto the rear sun terrace. The living room, positioned at the front of the house, serves as a bright and airy family space, ideal for relaxation and entertaining.

Approximate Gross Internal Area
Main House = 99 Sq M/1066 Sq Ft
Garage = 6 Sq M/65 Sq Ft
Total = 105 Sq M/1131 Sq Ft



Ground Floor



First Floor

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.

Ascending to the first floor, the landing provides access to all bedrooms and the bathroom. It also features a loft hatch leading to a boarded storage space and includes a useful built-in storage cupboard.

The principal bedroom is a spacious front-facing double room, complete with air conditioning for added comfort. It benefits from an en-suite bathroom fitted with a modern three-piece suite, including a shower enclosure. A frosted window allows natural light to filter in while maintaining privacy.

Bedroom two is a well-proportioned rear-facing room with a pleasant garden outlook. It comfortably accommodates a double bed and is also equipped with an air-conditioning unit. Bedroom three, a front-facing single room, is ideally suited as a home office or study for those working remotely.

The family bathroom has been stylishly refitted with a contemporary three-piece suite in white, featuring a panelled bath with a rainfall shower overhead. The space is fully tiled, and a frosted rear-facing window provides both natural light and privacy.

STEP OUTSIDE



This property boasts beautifully designed, low-maintenance outdoor spaces, perfect for effortless enjoyment. The rear garden has a southeast-facing orientation, is fully enclosed by fencing, ensuring privacy and security. It features high-quality faux grass for a lush, green appearance year-round, complemented by a stylish sun terrace and a charming circular patio - ideal spots for relaxing or entertaining. Thoughtful additions such as motion-activated lighting, a convenient gated storage area along the side elevation, an outdoor water tap, and solar lighting enhance both practicality and ambiance.

At the front, the property provides off-road parking for two vehicles. The original garage door remains in place, offering access to a useful storage space and an additional attic area. Adding to its appeal, the front elevation also includes a faux-grassed seating area with an attractive border, creating an inviting spot to enjoy the surroundings.

AGENTS NOTES

There are many items for sale, both internally and externally, which are available by separate negotiation.

INFORMATION

Postcode: NP26 4QT

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Chepstow proceed straight over at the High Beech Roundabout signposted Caerwent/Newport (A48). Continue down the hill and pass St Pierre Country Club in the left-hand side. Continue up the hill, and at the next roundabout proceed straight over and continue along the A48 for several miles. On entering Caerwent turn left into the village (just past the farm shop), continue through the village turning left just prior to the village pub (The Coach & Horses) and then left into Canon Lane, following the road the property is located on the entrance of Cadoc Close.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
B (81-91)		
C (69-80)	73	
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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