



DIRECTIONS

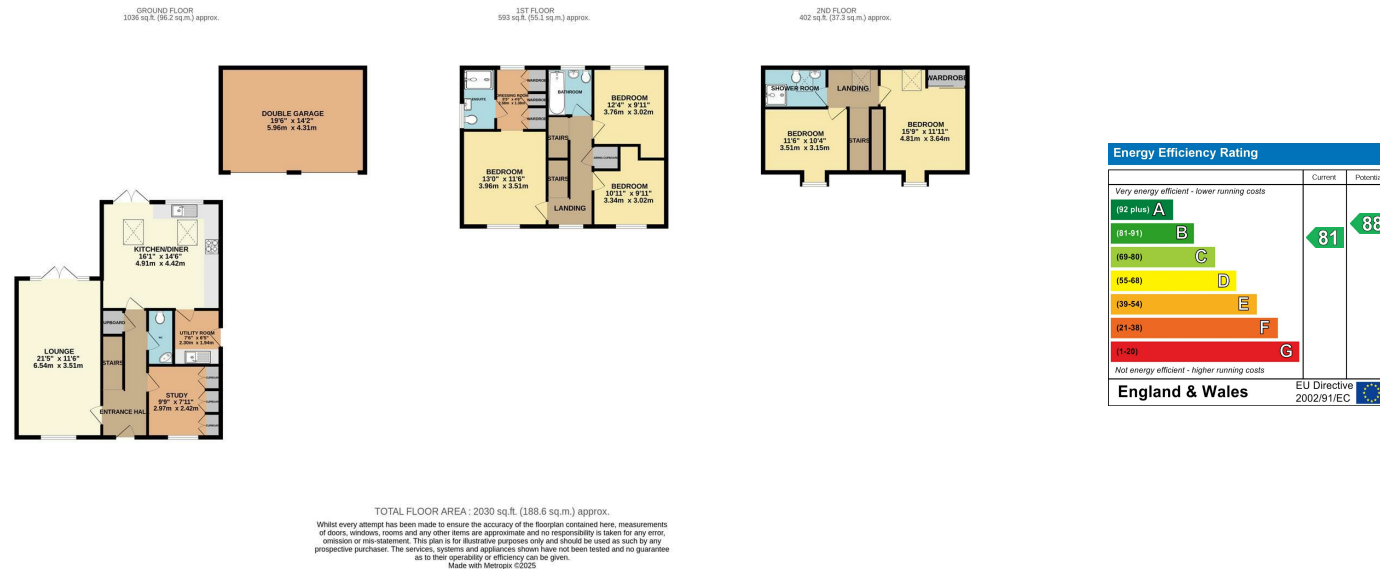
From our Chepstow office proceed along the A48 towards Newport. Upon entering the Caerwent village area bare right and take the second right after the 30 mile an hour limit sign on the A48, into Dinham Road and then left into follow the road round to your right and then take first left into Ash Tree Road. Proceed along this road and at the end bear right onto Merton Green. Carry on along this road where following the numbering you will find the property on your right.

SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band G.

TENURE - FREEHOLD

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



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

5 3 2 B

£525,000

**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.

Merton Green comprises an attractive, comfortable and well-presented family home, a detached, three storey property, located in the popular development on the periphery of the historic village of Caerwent with Roman origins. The village itself lies just off the A48, between Chepstow and Newport both giving access to motorway links.

Caerwent is also attractively located within the pretty county of Monmouthshire with many countryside walks and pursuits nearby. This particular house has been well-looked after by the current vendors and also benefits from a high standard throughout, as well as incorporation of many upgrades when first constructed, such as chrome light switches, granite work surfaces in the kitchen and high gloss flooring to the hallway, kitchen, utility room and cloakroom/WC. The property also benefits from double garage with side parking with gated access and attractive rear garden.

GROUND FLOOR

ENTRANCE HALL

Window and door to front elevation. Tiled flooring. Stairs off.

CLOAKROOM/WC

Low level WC and wash hand basin. Part-tiled walls and tiled flooring.

LIVING ROOM

6.53m x 3.51m (21'5" x 11'6")

An impressive dual aspect reception room with window to front elevation and French doors to rear garden.

STUDY/DINING ROOM

2.97m x 2.41m (9'9" x 7'11")

With window to front elevation. Range of attractive recently installed storage units.

KITCHEN/BREAKFAST ROOM

4.90m x 4.42m (16'1" x 14'6")

An impressive and airy kitchen with ample space for dining and entertaining along with an excellent range of base and eye level storage units with granite work surfacing over. Five ring gas hob with extractor hood over. Eye level double oven and microwave. Integrated dishwasher and space for American fridge/freezer. One and a half bowl stainless steel sink unit with mixer tap. French doors and window to rear garden, window to side and roof skylights. Ceramic flooring.

UTILITY ROOM

2.29m x 1.96m (7'6" x 6'5")

With a range of base and eye level storage units. One bowl and drainer stainless steel sink unit with taps. Space for washing machine and tumble dryer. Half glazed door to side elevation.

FIRST FLOOR STAIRS AND LANDING

Spacious and bright landing with window to front elevation

BEDROOM 1

3.96m x 3.51m (13'0" x 11'6")

An impressive principal bedroom with window to front elevation. Useful dressing area with excellent range of wardrobes and window to rear garden.

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite comprising step-in shower, low level WC and pedestal wash hand basin. Part-tiled walls and tiled flooring. Frosted window to side elevation.

BEDROOM 3

3.76m x 2.77m (12'4" x 9'1")

A double bedroom with window to rear elevation.

BEDROOM 5

3.33m x 3.02m (10'11" x 9'11")

A double bedroom with window to front elevation.

BATHROOM

Appointed with a three-piece suite to include low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap. Part-tiled walls and tiled flooring. Frosted window to rear elevation.

SECOND FLOOR STAIRS AND LANDING

With Velux rooflight.

BEDROOM 2

4.80m x 3.63m (15'9" x 11'11")

With window to front elevation and Velux to rear. Built-in wardrobes.

BEDROOM 4

3.51m x 3.15m (11'6" x 10'4")

With window to front elevation. Loft access point.

SHOWER ROOM

Appointed with a three-piece suite comprising step-in shower, low level WC and wash hand basin. Velux rooflight.

GARDENS

To the front with courtyard garden with walling, to the side enclosed parking for several vehicles with gated access leading to the double garage. To the rear is an attractive level garden with flower borders, lawn and terrace.

GARAGE

With up and over door, power and light.

SERVICES

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

