



 4  2  2

Merton Green, Caerwent CALDICOT

offers over £500,000

 **peter
alan**

01291 630876
chepstow@peteralan.co.uk



About the property

Welcome to this beautifully presented and perfectly positioned four-bedroom detached family home, offering generous living space, modern comfort, and excellent versatility throughout. Thoughtfully designed for family life, this impressive David Wilson home combines stylish interior with practical living in a highly convenient location.

Situated in the sought-after village of Caerwent, the property enjoys easy access to the A48 and M4, making commuting to both Bristol and Cardiff simple.

At the heart of the home is a bright and spacious Kitchen/breakfast/family room, featuring French doors that open onto the private, beautifully maintained, and low-maintenance, rear garden - ideal for both relaxing and entertaining. A separate utility room adds practicality, while the spacious lounge also benefits from French doors, creating a wonderful flow between indoor and outdoor living spaces. The ground floor further offers a versatile additional reception room, perfect as a home office, study, snug or playroom along with a convenient cloakroom off the hallway.

Upstairs, the impressive principal bedroom features a stylish en-suite shower room, complete with vanity storage and pedestal WC. There are three further generous double rooms, with the larger rooms benefiting from built in wardrobes, alongside a modern family bathroom serving the remaining accommodation.

Gated access leads to the driveway and detached double garage, completing this exceptional family home.

Accommodation

Internal

Kitchen

12' 7" x 10' 9" (3.84m x 3.28m)
Fitted with an extensive range of high-quality base and wall units, the kitchen combined with the Dining Room offers the perfect space for entertainment and family living.

Dining Room

13' 5" x 8' 11" (4.09m x 2.72m)
UPVC double glazed window to front elevation. Two radiators.

Utility

6' 6" x 6' 2" (1.98m x 1.88m)
A stainless steel sink and drainer. Plumbing for washing machine. Wall cupboards.

Study

9' 3" x 9' 1" (2.82m x 2.77m)
UPVC double glazed bay window to front elevation. Radiator.

Living Room

16' 6" x 12' 2" (5.03m x 3.71m)
UPVC double glazed window to rear elevation with French doors that open up onto the rear garden.

Bedroom 1

16' 9" x 12' 2" (5.11m x 3.71m)
UPVC double glazed windows to rear elevations. Radiator. Fitted wardrobes. Door to ensuite.

En-Suite

6' 10" x 5' 7" (2.08m x 1.70m)





Bedroom 2

14' 8" x 9' 3" (4.47m x 2.82m)
Two UPVC double glazed windows. Radiator.

Bedroom 3

11' 5" x 10' 9" (3.48m x 3.28m)
UPVC double glazed window to front elevation.
Radiator.

Bedroom 4

13' 4" x 8' 11" (4.06m x 2.72m)
UPVC double glazed window to rear elevation.
Radiator.

Bathroom

8' 10" x 6' 7" (2.69m x 2.01m)
The bathroom is well appointed, comprising a shower cubicle and panelled bath.

Garden

Easy to maintain garden with a garden workshop with electricity supply and a small greenhouse to the rear.

Agents Note

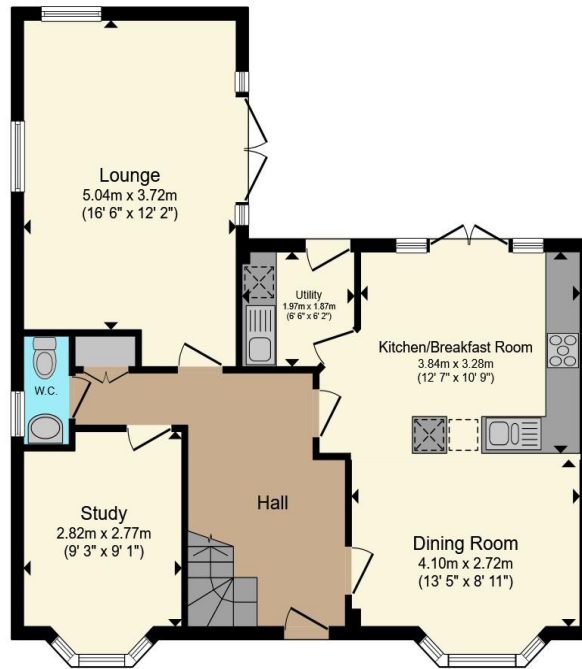
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



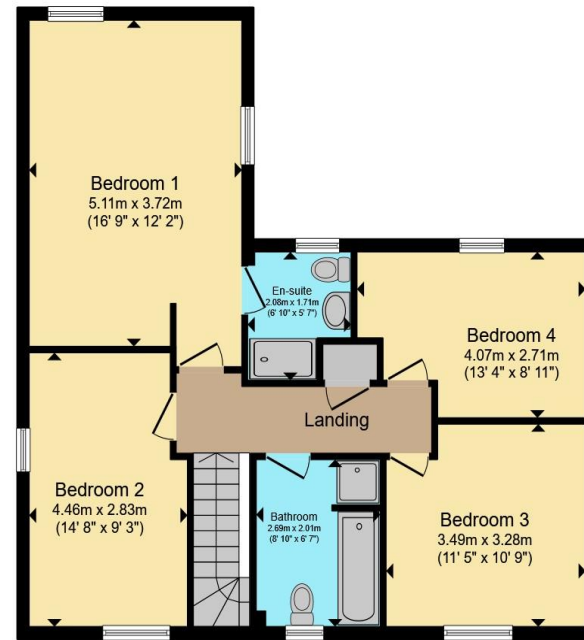


01291 630876

chepstow@peteralan.co.uk



Ground Floor



First Floor

Total floor area 148.1 m² (1,595 sq.ft.) approx

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.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

