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3 Trewen Road, Caerwent
Caldicot, Newport

£480,000

3 Trewen Road

Beautifully presented, extended four-bedroom semi-detached family home in a semi-rural setting, with farmland views and excellent commuter links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Extended semi detached family home.
- Well maintained and presented accommodation throughout.
- Semi rural setting with excellent commuting options.
- 8 miles to M48 Severn Bridge, 6.5 miles to Coldra interchange M4 Junction 24
- Impressive open plan kitchen/dining room with bifold doors to garden.
- Principal bedroom suite with ensuite shower room and dressing room.
- Ample off-road parking to front.
- Partial garage conversion into home office/studio.
- Enclosed landscape rear garden bordering farmland.

Directions:

From Junction 24 (Caltra) of the M4, travel east along the A48. Proceed for approximately 6.5 miles. After passing a left-hand turning to Llanfair Discoed, Continue down a long straight taking the first left-hand turning onto Trewen. No.3 is the second property on the right hand side.

What3Words: plates.voted.garlic



This beautifully presented and extended four-bedroom semi-detached family home is situated in an enviable semi-rural location bordering farmland. It lies within walking distance of the village centre and offers excellent commuting options via the A48.

The accommodation briefly comprises:

The **ENTRANCE HALLWAY**, with stairs to the first floor, has a useful under-stairs storage cupboard, ornate wood panelling to dado height and ceramic tiled flooring.

The **LOUNGE**, with a window to the front, has a wood-burning stove set on a flagstone hearth, with a large wooden beam mantel above. The room has high-quality laminate wood flooring.

The light and airy **KITCHEN/DINING ROOM** has bi-fold doors and a window to the rear, enjoying views over the garden and the fields beyond. The kitchen features a contrasting range of high-gloss anthracite and white units with complementary stone-effect work surfaces extending to a breakfast bar. Integrated appliances include a NEFF double oven and plate-warming drawer, induction hob with suspended cooker hood above, dishwasher, larger fridge and separate larger freezer. The room has Karndean wood-effect flooring throughout.

Off the kitchen is a **UTILITY ROOM**, glazed door and window into rear garden. Space and plumbing for white goods. Door into the integral garage has been partially connected into a studio room and storage area. It has glazed french doors and original roller shutter door to front. Ideal space for those working from home.

A **CLOAKROOM** is accessed from the hallway. It houses a white two-piece suite and has a continuation of the same tiled flooring as the hall.

The first-floor landing, with a window to the front, has a loft inspection point and gives access to the bedroom accommodation.

The **PRINCIPAL BEDROOM** is a spacious suite with glazed French doors and a Juliet-style balcony to the rear, enjoying views over the garden and fields beyond. The bedroom benefits from an **EN-SUITE SHOWER ROOM**, also with a window to the rear, housing a white three-piece suite including a shower enclosure with mains-powered rainfall and handheld showers. The **DRESSING ROOM**, with window to the front, has space for freestanding wardrobe units.

BEDROOM TWO is also a comfortably sized double bedroom. It has a window to the front, decorative panelling to the walls and a built-in shelved storage cupboard.

BEDROOM THREE is located at the rear of the property and enjoys the same views as the principal bedroom.

BEDROOM FOUR is a single bedroom located at the front of the property it is currently used as a dressing room. If a larger fourth bedroom is required, there is potential to extend into the principal bedroom's dressing room.

The impressive **FAMILY BATHROOM**, with a window to the rear, has a white four-piece suite, which includes a contemporary freestanding bath with central mixer tap, corner shower cubicle with mains-powered rainfall and handheld showers, sink unit with storage below and low-level WC. The room has full tiling to the floor and walls.

To the front of the property is a large ornate graveled forecourt, offering ample parking space for several vehicles.

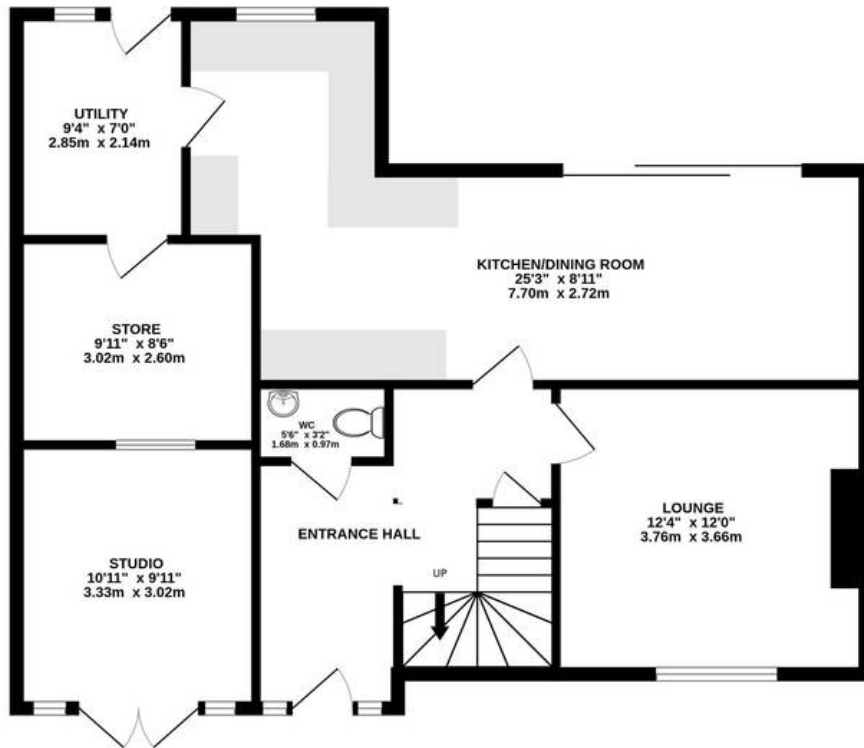
To the rear is a generously sized, enclosed landscaped garden. A large paved patio with fitted gazebo creates an excellent entertaining space. This leads out to a level lawned garden bordered by further slate-laid and paved seating areas. A stepping-stone pathway leads to a corner patio bordering the rear boundary and neighbouring fields.

Within the garden is a detached timber-framed garden store/workshop measuring approximately 20' x 8'.

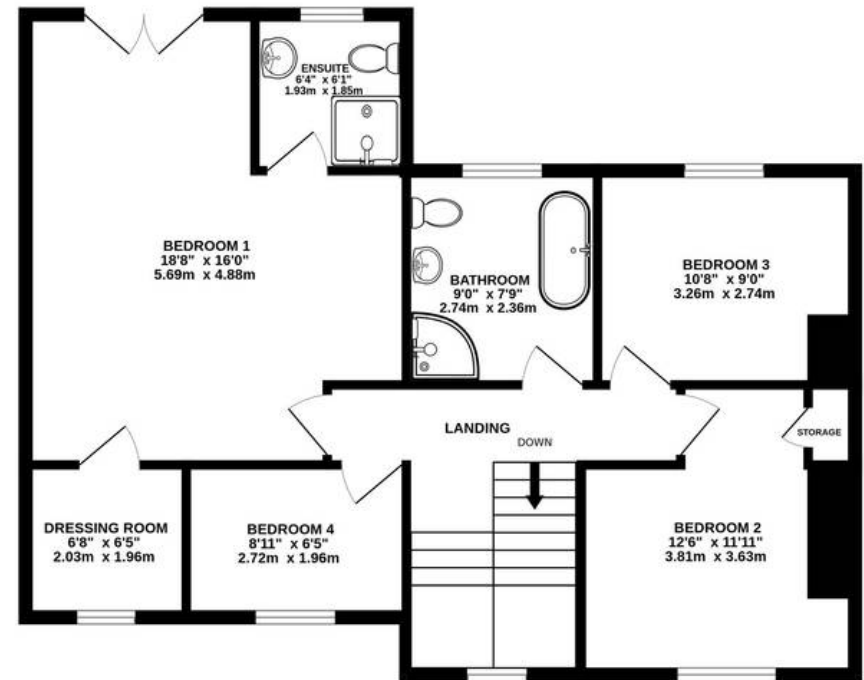




GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



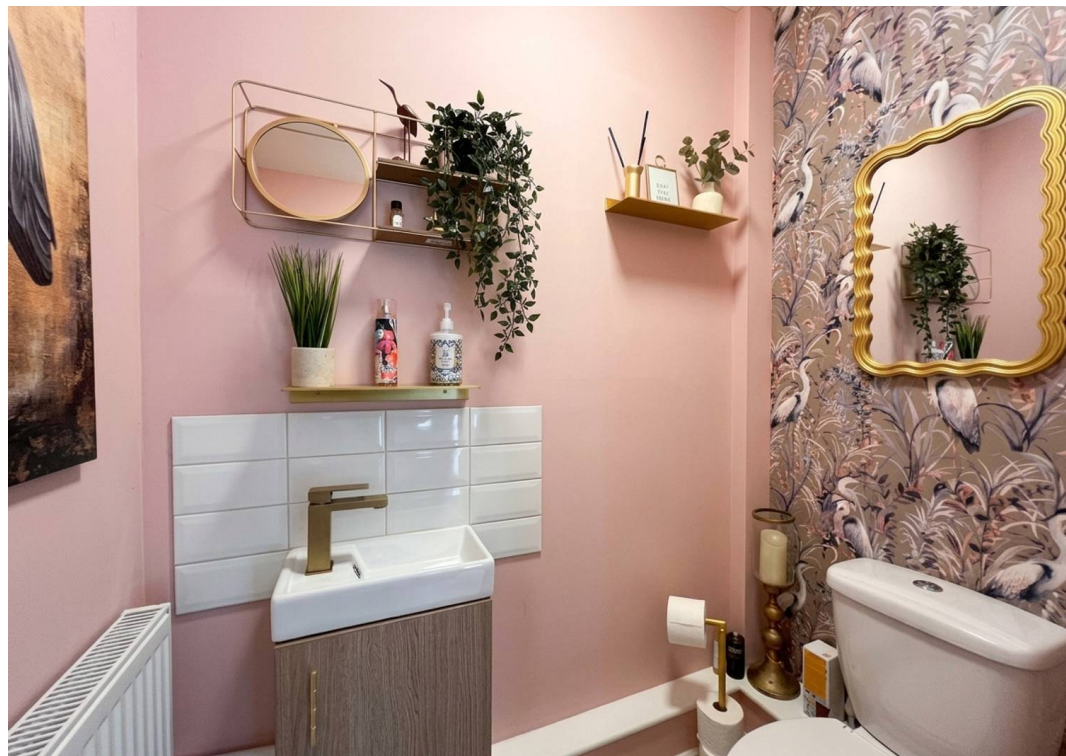
1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 1619 sq.ft. (150.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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