

Margretts Way

Guide Price £450,000 - £475,000

- Newly built self-contained two-storey annexe
- Ideal for multi-generational living
- Private gardens
- Off-road parking
- Excellent links to Newport, Cardiff and Bristol
- Extended detached home occupying a corner plot
- EPC Rating: C



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About the property



Situated within the highly desirable Margretts Way development, this exceptional detached residence offers a rare opportunity to acquire a spacious family home with a superb newly built self-contained annexe. Ideal for multi-generational living, guest accommodation, home working or potential rental income (subject to any necessary consents), this versatile property provides outstanding flexibility.

The main residence comprises a welcoming entrance hall, generous lounge, fitted kitchen, family bathroom and well-proportioned bedrooms. Beautifully presented throughout, the home combines comfort, practicality and space for modern family living.

A standout feature is the high-specification annexe, arranged over two floors and offering independent living accommodation including a lounge, fitted kitchen, bathroom and sleeping area, further enhancing the property's appeal.



Externally, the property benefits from private gardens, off-road parking and a desirable position within a peaceful cul-de-sac.

Conveniently located close to Caldicot town centre and excellent transport links, the property provides easy access to Newport, Cardiff and Bristol, making it an ideal choice for commuters and growing families.









Accommodation

Kitchen

Office

Living Room

Kitchen

Wc

Bedroom 1

En-Suite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Shower Room

Kitchen

Agents Note

Disclosure of Interest: In accordance with the Estate Agents Act 1979, we hereby disclose that the seller of this property is a relative of, or has a personal connection with, an employee of Connells Group. This information is provided in the interests of transparency and to ensure compliance with our obligations under the Act.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Ground Floor **First Floor**

Total floor area 151.1 sq.m. (1,626 sq.ft.) approx

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Important Information

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