



CAERWENT

Guide price **£350,000**



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# 5 CWRT MORGAN

Monmouthshire NP26 5QZ



Four bedroom detached property  
Conveniently located  
En suite to principle bedroom

The town of Caerwent was founded by the Romans as the market town of Venta Silurum and was considered to be an important settlement. The modern village today is built around the Roman ruins which are some of the best preserved in Europe. Whilst the village itself offers facilities including a post office, public house and garage, the excellent road links it offers provides easy access to the larger surrounding towns of Chepstow and Newport City, both of which have an access to the M4 motorway network.

The property is located within a cul de sac of 14 properties situated just off the A48 on the outskirts of the village. To the ground floor there is a cloakroom, good sized living room, separate dining room and kitchen. The first floor comprises of 4 bedrooms and a refitted bathroom, along with an en suite off the master bedroom. The property is approximately 20 years old and benefits a driveway providing off road parking and single garage, along with enclosed rear gardens which are laid to low maintenance and with a garden pond.





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### KEY FEATURES

- Detached four bedroom property
- Popular village location
- Two reception rooms
- Off road parking & garage
- Enclosed rear garden
- No upper chain





# STEP INSIDE



Front entrance door to Reception Hall

## RECEPTION HALL

Stairs to first floor, door off to all ground floor rooms, radiator.

## CLOAKROOM

Refitted with a two-piece suite in white comprising of a low level wc and wash hand basin. Radiator

## LIVING ROOM

6.34m x 3.25 (20'10" x 10'8")

A superb sized reception room with French doors to the rear garden and double-glazed window to the front elevation. Laminate flooring and radiator. Open fireplace.

## DINING ROOM

3.72m x 2.71m (12'2" x 8'11")

A good sized second reception room with a large bay recessed window to the front elevation. Radiator and laminate flooring.

## KITCHEN

3.05m x 2.71m (10'0" x 8'11")

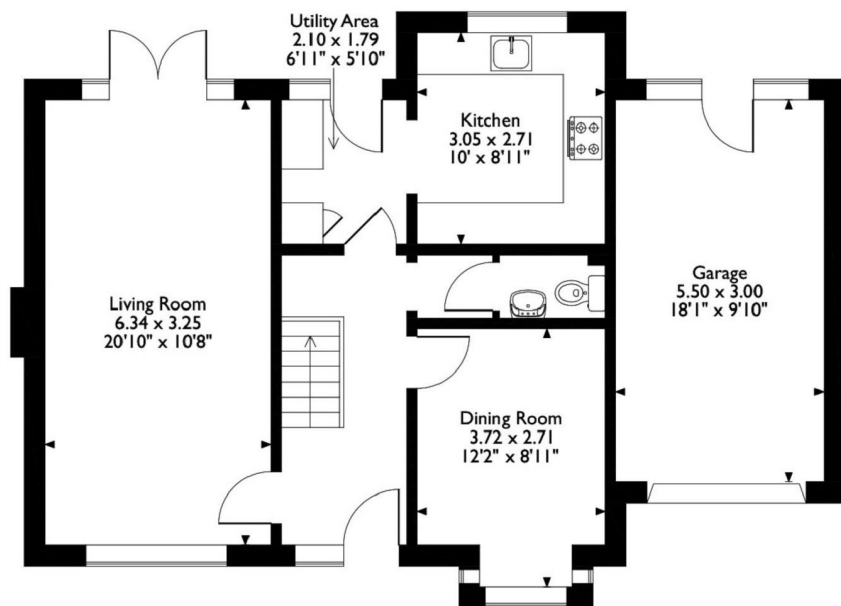
Fitted with a range of base and wall units to include carousel base units and rolled edge work surfaces. Tiled floor, part tiled walls. Integrated oven, 4 ring hob and canopied cooker hood. Plumbing for dishwasher and washing machine, space for fridge/freezer. Sink unit with drainer. Stable door and window to rear elevation.

NB: There is a new kitchen (units) available to be purchased by separate negotiation.

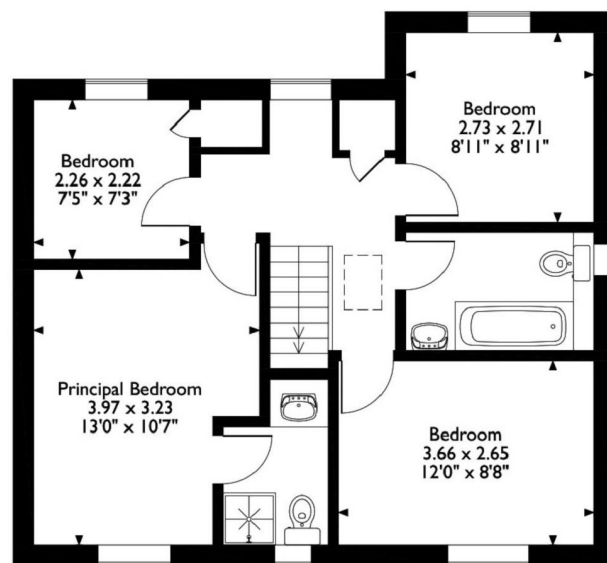
## Stairs to FIRST FLOOR and LANDING

Stairs from the reception hall give access to the first-floor landing with doors off to all rooms. Loft access. Radiator, window to rear elevation and cupboard with shelving and radiator.

Approximate Gross Internal Area  
 Main House = 109 Sq M/1173 Sq Ft  
 Garage = 17 Sq M/183 Sq Ft  
 Total = 126 Sq M/1356 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.

#### BEDROOM ONE

3.97m x 3.23m (13'0" x 10'7")

A good sized master bedroom with double glazed window to the front elevation. Radiator and door to en suite shower room.

#### EN SUITE

Fitted with a three-piece suite comprising of a low level wc, wash hand basin enclosed in a vanity unit and shower cubicle. Vertical radiator. Frosted window. The ensuite is fully tiled.

#### BDROOM TWO

3.66m x 2.65m (12'0" x 8'8")

A double room with a double-glazed window to the front elevation. Radiator.

#### BEDROOM THREE

2.73m x 2.71m (8'11" x 8'11")

A further double room with a double-glazed window to the rear elevation. Radiator.

#### BEDROOM FOUR

2.26m x 2.22m (7'5" x 7'3")

This room would make an ideal home office for those wishing to work from home. Double glazed window to the rear elevation and built-in wardrobe.

#### FAMILY BATHROOM

Refitted with a modern three-piece suite comprising of a low level wc, pedestal wash hand basin and claw-footed bath with central tap/shower attachment. Laminate flooring. Part tiled walls.



# STEP OUTSIDE



## FRONT:

To the front of the property is a lawned area and a driveway providing off road parking leading to a single garage. Within the garage is the central heating boiler and a pedestrian door giving access to the rear garden.

## REAR:

The rear garden is enclosed by fencing and laid to provide low maintenance, there is a sun terrace and garden pond.

## INFORMATION

Postcode: NP26 5QZ

Tenure: Freehold

Tax Band: F

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 on the left-hand side. Continue up the hill, and at the next roundabout proceed straight over and along the A48. After the farm shop on the left-hand side take a left into Cwrt Morgan, where the property can be found on the left-hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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