



CAERWENT

Guide price £400,000



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# 10 MARTINS ROAD

Monmouthshire NP26 4QW



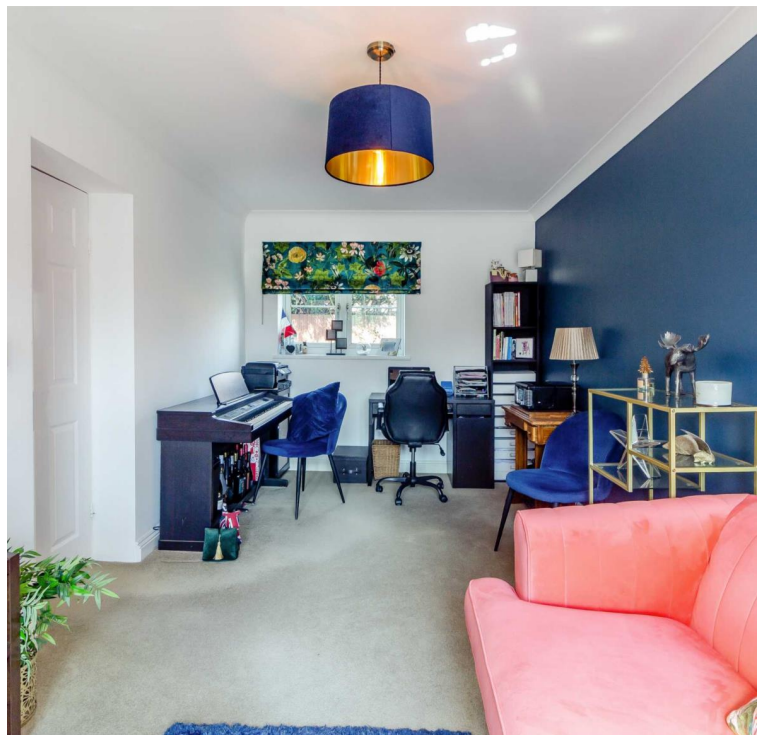
Extended providing well-proportioned accommodation  
Off road parking  
Viewing highly recommended

This superb detached property is located within the popular village of Caerwent. The village is steeped in history and was founded by the Romans, it was considered to be an important settlement and although it now provides a modern village environment, the Roman ruins are some of the best preserved in Europe.

The village provides a range of local amenities to include a pub, shop and post office, farm shop, church, garage, recreation field and village hall.

There are many countryside walks close, as is the A48 which provides links with Newport and Chepstow, where access to the M4 can be found for those wishing to commute.

The property has been extended by way of a garage conversion and first floor extension above and now provides a spacious family home, positioned within a superb sized plot. Viewing is highly recommended.



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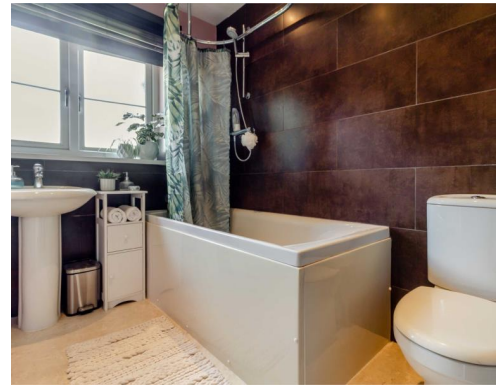


### KEY FEATURES

- Superb detached property
- Large rear garden
- En-suite to principal bedroom
- Close to local amenities
- Garage conversion providing an additional reception room
- Ideally situated for commuting



# STEP INSIDE



Welcomed by the reception hall, this spacious family home is well proportioned and perfectly made for family living, working from home and entertaining.

All ground floor rooms lead off the hallway, as do the stairs to the first floor. The ground floor cloakroom is fitted with a two piece suite. The living room is located to the left side of the hallway and faces the front elevation. The fire surround is set against a feature wall and there is ample space for furniture.

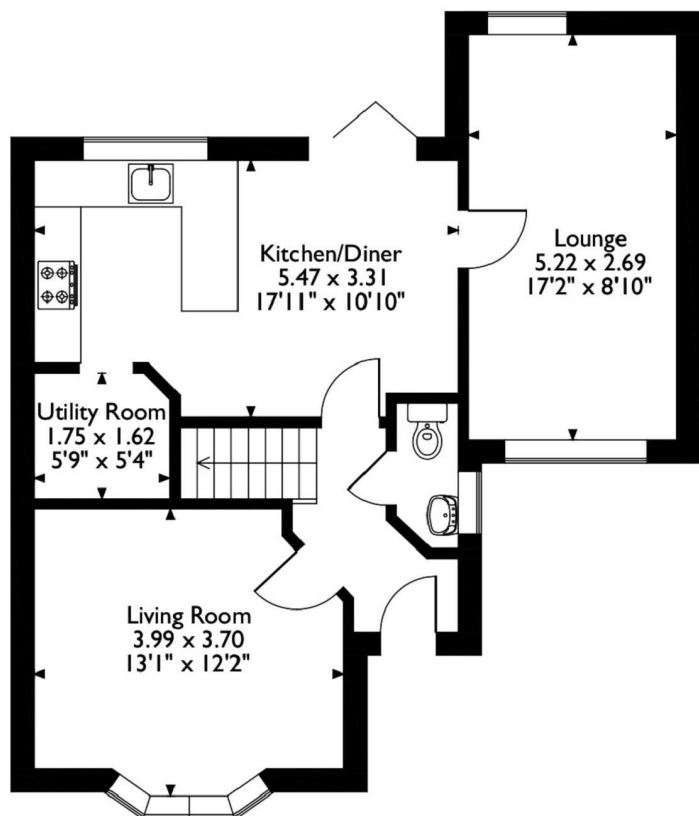
The kitchen offers a bright sleek space and has been superbly refitted with a range of handleless base and wall units, with concealed low level LED lighting and quartz worksurfaces which incorporate a breakfast bar for informal dining.

Integrated NEFF appliances comprise of a hide and slide oven, combi oven with warming drawer, dishwasher, 5 ring gas hob and a superb Faber canopied extractor hood.

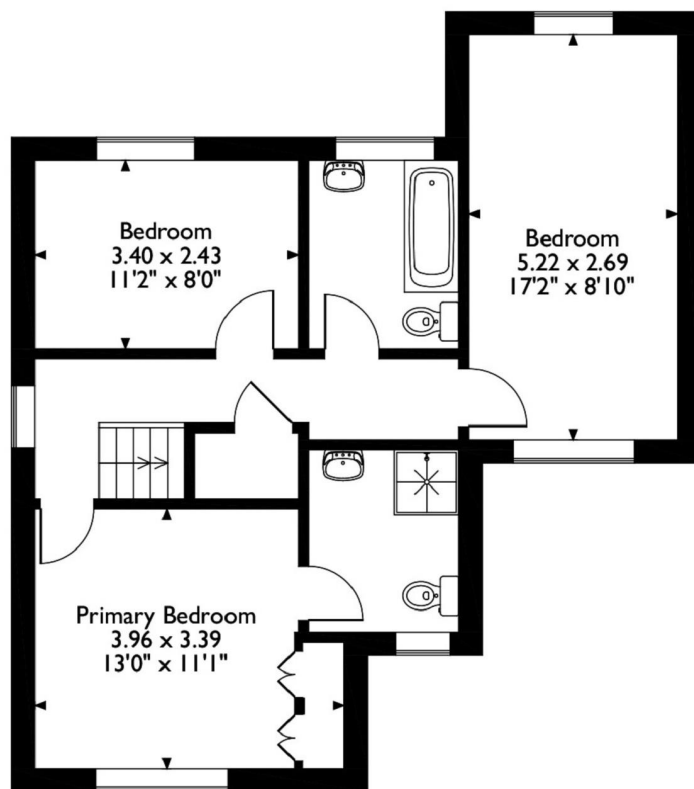
A rear facing window provides a garden aspect and there is a small utility area with access to the side elevation.

The dining area has ample space for a table, bifold doors to the rear sun terrace and access to the family room.

## Approximate Gross Internal Area 110 Sq M/1184 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.

The family room has been created from what was the original garage and now offers the flexibility of additional reception space or perhaps a sizeable study for those wishing to work from home.

There are dual aspect windows providing additional natural light to this room.

Then to the first floor the property benefits from three double bedrooms, the extension over the original garage providing additional space to what is now a spacious second bedroom.

The principal bedroom offers a sizeable front facing room, benefitting from a modern en-suite shower room to include a shower cubicle with rain shower.

Bedroom three will also accommodate a double bed and has an aspect of the rear garden. There is also a family bathroom.

# STEP OUTSIDE



10 Martins Road occupies a superb sized plot which should be viewed to be appreciated, the rear faces a North Westerly direction and is principally lawned with a paved sun terrace and is well bounded by fencing.

There is a large greenhouse which is available by separate negotiation.

The front elevation provides off road parking by way of a driveway and is again lawned with a selection of mature trees and shrubs.

## INFORMATION

Postcode: NP26 4QW

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

Leaving Chepstow, take the third exit off the roundabout at the top of the town, remaining on the A48 - signposted Caerwent. Pass St Pierre on the left-hand side and at the next roundabout continue straight over and continue along the A48 for a few miles, before turning left signposted Caerwent (just after the farm shop). At the crossroads turn left onto Church Road (to the bottom side of the Coach and Horses pub). Turn left onto Canon Lane and right into Martins Road, where the property can be found on the right-hand side.



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

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