













4 Llanmelin Gardens, Caerwent, Caldicot.
NP26 5BP
£335,000
Tenure Freehold

- MODERN DETACHED FAMILY HOME
- 3 BEDROOMS
- KITCHEN/DINER OPENING TO CONSERVATORY
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- GOOD SIZE LOUNGE

- GROUND FLOOR W/C
- DRIVEWAY
- EASILY MAINTAINED REAR GARDEN
- CONVENIENT LOCATION BETWEEN NEWPORT & CHEPSTOW

\*MODERN, 3 BEDROOM, DETACHED HOUSE WITH KITCHEN/DINER OPENING TO CONSERVATORY, LOUNGE, GROUND FLOOR W/C, EN-SUITE, FAMILY BATHROOM & DRIVEWAY BETWEEN NEWPORT & CHEPSTOW\*

A well presented 3 bedroom detached house situated in a private cul de sac of similar style properties on this popular development between Newport & Chepstow lying within easy access of the M4 making it ideal for commuters working in Cardiff or Bristol. The property has benefited from the addition of a conservatory over looking a private enclosed easily maintained garden. Internal accommodation comprises: To the ground floor: An entrance hall with cloakroom/wc. A good size lounge with stairs to the first floor opens to a modern kitchen/diner with built in oven & hob. An open arch provides access to a conservatory with French doors to the rear. To the first floor: A landing opens to 3 bedrooms and a family bathroom. The master bedroom benefits from an en-suite shower room. Outside: To the front a tandem driveway provides parking for 2 vehicles. Pathways extend to the main entrance and side access. To the rear a private easily maintained garden having paved seating area, borders laid with slate and stone, raised beds, enclosed by fencing side access via gate.

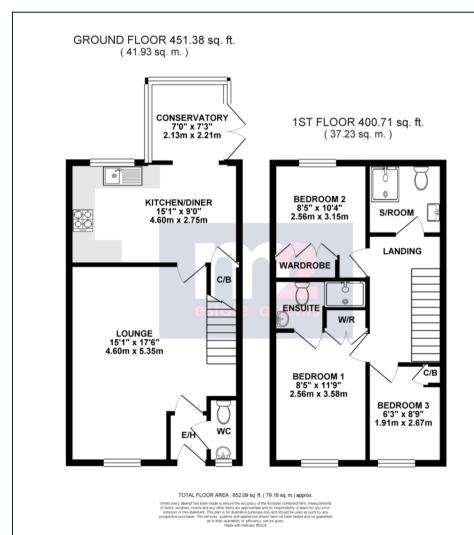
Services:

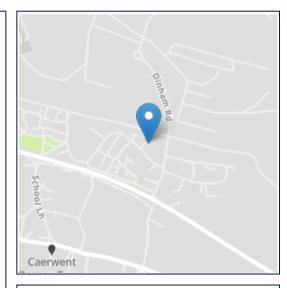
Council Tax Band:

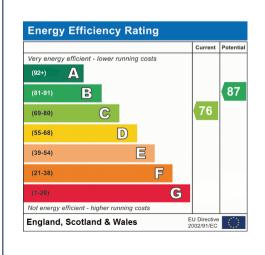












All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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