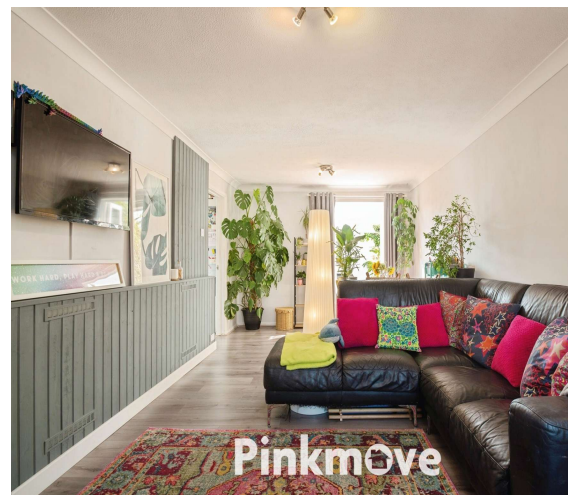




## Margretts Way, £500,000

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



 4  2  2

**Pinkmove**

01633 746088  
team@pinkmove.co.uk



## About the property

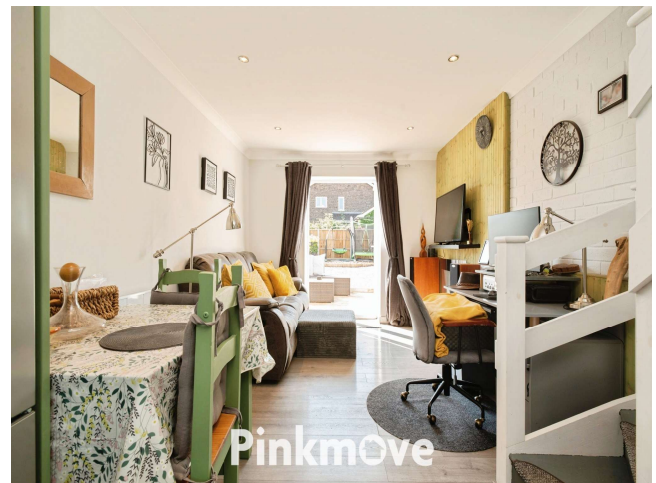
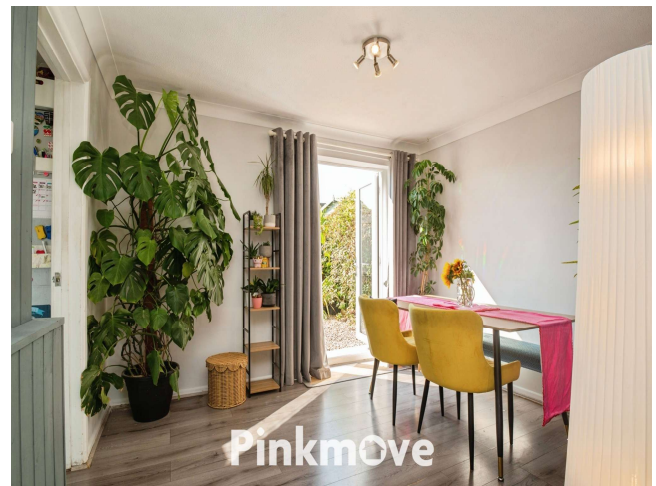
Situated within the highly sought-after Margretts Way development, this impressive, detached residence offers a rare opportunity to acquire a spacious family home complete with a substantial, newly built self-contained annexe, ideal for multi-generational living, guest accommodation, independent family members, home business use, or potential rental income (subject to any necessary consents).

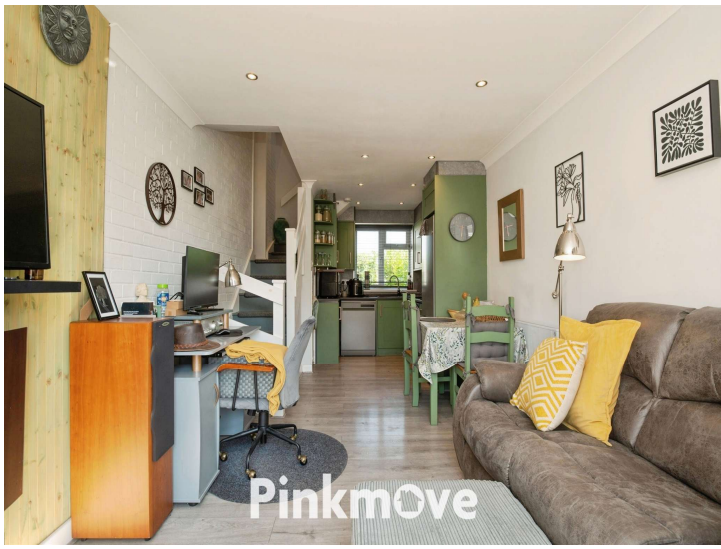
The main residence provides generous and well-planned accommodation throughout, featuring a welcoming entrance hall, spacious lounge, fitted kitchen, family bathroom and well-proportioned bedrooms, all presented in a manner perfectly suited to modern family living.

A standout feature of this property is the high-quality newly constructed annexe, seamlessly attached to the main house yet offering complete independence. Arranged over two floors, the annexe benefits from its own private living accommodation, fitted kitchen, bathroom facilities and sleeping space, creating an incredibly versatile addition that significantly enhances the overall appeal and functionality of the property.

Externally, the property enjoys private gardens, ideal for entertaining and family life, together with off-road parking and a peaceful cul-de-sac position.

Located within easy reach of Caldicot town centre, local schools, shops and excellent transport links, this home offers convenient access to Newport, Cardiff and Bristol, making it perfect for commuters and growing families alike.





## Accommodation

**Kitchen**

**Office**

**Living Room**

**Kitchen**

**Wc**

**Bedroom 1**

**En-Suite**

**Bedroom 2**

**Bedroom 3**

**Bedroom 4**

**Bathroom**

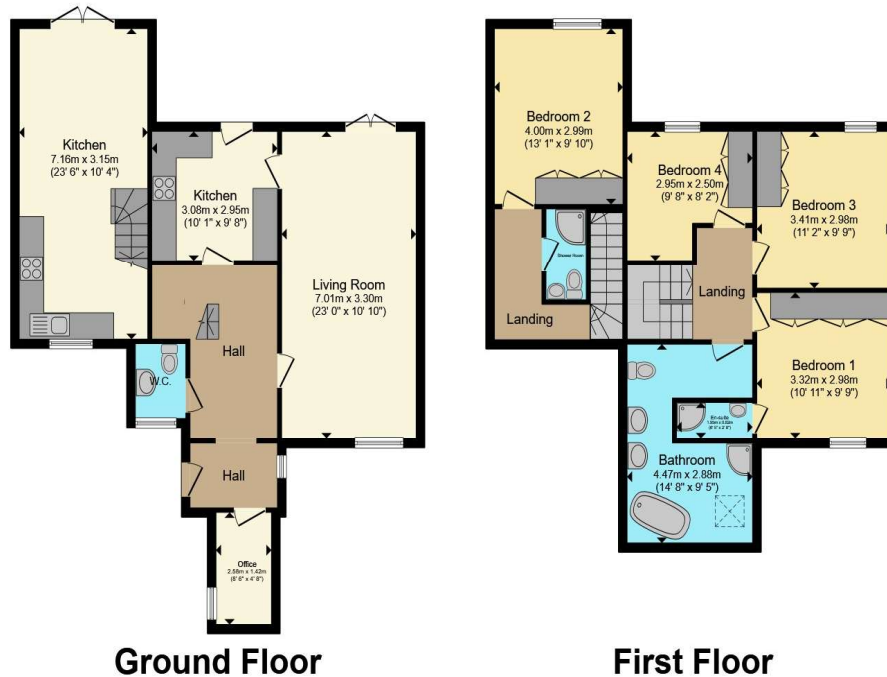
**Shower Room**

**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.

## Floorplan



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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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