



1 BROOKSIDE

Tintern, Monmouthshire, NP16 6TL

DJ&P **Newland Rennie** | RESIDENTIAL

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Tintern, Monmouthshire, NP16 6TL

SPECTACULAR COUNTRYSIDE VIEWS!

A beautifully presented three double bedroom property offering versatile living accommodation and situated on the edge of the village of Tintern in the Wye Valley Area of Outstanding Natural Beauty, whilst retaining an easy commute to surrounding cities.

- Three Double Bedrooms
- Open Plan Kitchen/ Dining Area
- Lounge
- Two Modern Bathrooms
- Conservatory
- Modern Throughout
- Rear Terrace with Spectacular Views
- Extensive Off Street Parking
- Peaceful Village Location
- Within Easy Commute of Bristol, Newport & Cardiff
- Heart of The Wye Valley
- Offered With No Onward Chain

Portwall House, Bank Street,
Monmouthshire, NP16 5EL
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Tel 01291 626775
www.newlandrennie.com

DESCRIPTION

A beautifully presented three double bedroom property offering versatile living accommodation and situated on the edge of the village of Tintern in the Wye Valley Area of Outstanding Natural Beauty. Offered to the market with no onward chain, Brookside would make an ideal family home or professional couple alike and an internal viewing is highly recommended to appreciate the space and versatility that this property offers.

SITUATION

Brookside is situated in an elevated position affording some fabulous views over surrounding woodland and just a short distance from the centre of Tintern village on the banks of the River Wye. Tintern, home to the world famous Cistercian Abbey, has a thriving local community with places to eat and local facilities including a Doctors surgery. Excellent local walking routes with Offa's Dyke on the doorstep.

Linked by the A446 to Chepstow 6 miles and 11 miles from Monmouth with both towns having excellent secondary schools, shopping and leisure facilities with the local primary school in nearby Llandogo. The A48, M4 and M48 Motorway networks are close by bringing the cities of Newport, Cardiff and Bristol within easy commuting distance.

ACCOMMODATION

On the ground floor, an entrance door leads into the conservatory which is UPVC double glazed, has space and plumbing for a washing machine and space for a tumble dryer, a door leads into the kitchen. The open plan kitchen/ dining room is divided into kitchen area at the front comprising modern, handmade fully fitted wall and base units with laminate worktops, splash back and feature under counter lighting, integrated one and a half sink and drainer, integrated fridge, fitted Rangemaster (ran off bottled LPG gas). The dining area has laminate flooring and a feature open fire place, rear aspect affording attractive views and leads to the semi open plan living room. The living room enjoys a rear aspect also, useful walk-in storage cupboard. There is a useful storage cupboard off the kitchen which houses the oil boiler and a modern family bathroom with suite comprising 'P' shaped bath and shower over, WC inset to unit, wash basin inset to unit, airing cupboard housing water tank. Stairs lead down to the lower ground floor.

The lower ground floor has a door leading to the side and

rear of the property, and comprises of a small double bedroom that could also be utilised as a study or snug. There is a further double bedroom with a rear aspect and an additional walk-in wardrobe area, or potential for an en-suite. The master bedroom is fitted with built-in wardrobes to one wall and enjoys a rear aspect with attractive views. There is a modern bathroom, comprising of a large Jacuzzi style bath tub with shower over, WC inset to unit, heated towel rail, Vanity unit with feature sink and tap, mirror with lighting effects and further lighting effects to the ceiling and floor. There is wiring for a television.

OUTSIDE

To the front is a private parking area for two to three vehicles with lockable gate to the front garden with a seating area. There is side pedestrian access to the rear garden which comprises of a paved terrace area, an idyllic spot for dining and entertaining whilst enjoying fabulous countryside views. There is a lockable storage unit and log cabin with concrete floor, electric and lighting and fully insulated; providing the opportunity of a games room/ home working area. There is a further allocated parking area and lockable storage shed at the end of the property.

EPC BAND: E

SERVICES

Mains drainage, water, electricity and oil fired central heating.

LOCAL AUTHORITY

Monmouthshire County Council – Tel: 01633 644644

VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01291 626775.

GUIDE PRICE

Guide Price £269,950

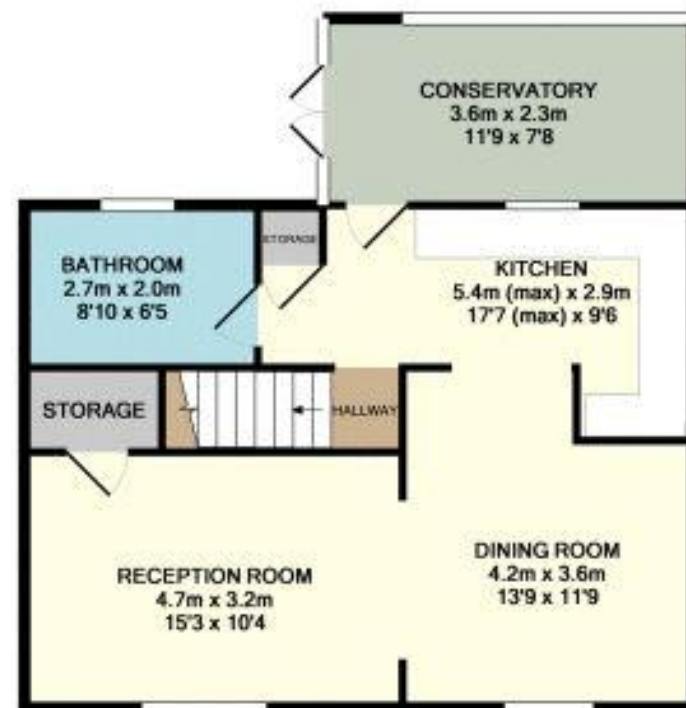
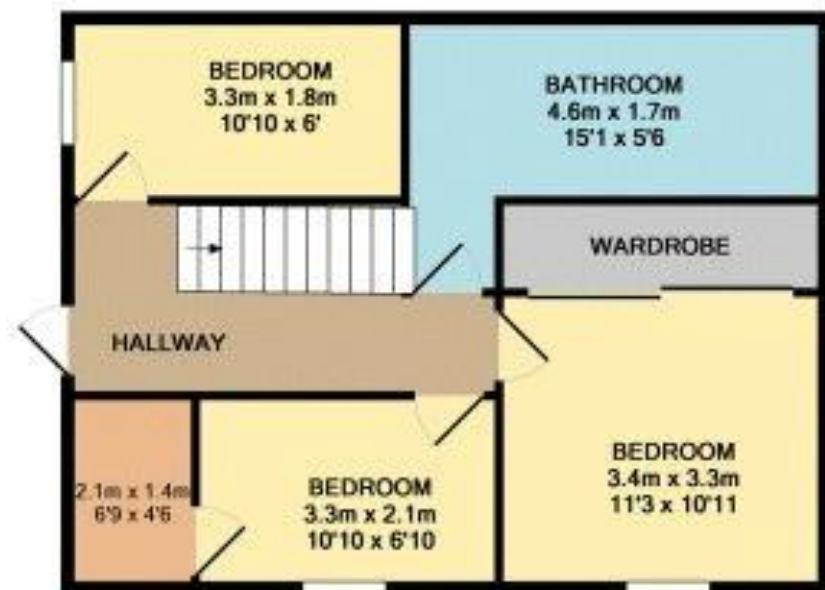
PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822 Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





TOTAL APPROX. FLOOR AREA 112.4 SQ.M. (1210 SQ.FT.)