



MALLARD HOUSE, MYNYDDBACH
Shirenewton, Chepstow, Monmouthshire, NP16 6RP

DJ&P
NEWLAND RENNIE

RESIDENTIAL

MALLARD HOUSE

Shirenewton, Monmouthshire, NP16 6RP

- Immaculately presented substantial detached four bedroom family home in an elevated position arranged over split levels in one of the most sought after villages in Monmouthshire
- Living Room enjoying triple aspect with french doors. Dining Room with double doors to Conservatory
- Kitchen/ breakfast room with large picture window providing views across the valley, adjacent large Utility
- Study, Downstairs WC and separate walk in cloaks cupboard
- Galleried landings
- Four double bedrooms, Principal and Second bedroom both with En-suite and family bathroom
- Large garden with patio, lawns and rockery with gate to adjoining field
- Driveway with ample off street parking up to large integral garage
- Walking distance to Shirenewton Primary School and village pubs. Convenient access to Bristol and Cardiff via M48/M4 and just 10 minutes from the Severn Bridge

OFFERS IN REGION OF
£700.000

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

DESCRIPTION

Immaculately presented substantial family home in an elevated position enjoying countryside views. Offering circa 2,800 sq ft of floorspace arranged over split levels and providing excellent family accommodation with three reception rooms and conservatory with kitchen/breakfast room and large utility. Four double bedrooms; principal and second bedrooms both enjoying en-suites, and a family bathroom. Driveway with ample parking leads up to large garage, attractive landscaped lawned gardens and backing onto open fields.

SITUATION

Located in a prime village location in Mynyddbach near Shirenewton in the heart of scenic Monmouthshire countryside on the edge of the Wye Valley Area of Outstanding Natural Beauty. Within walking distance of Shirenewton Primary School and village pubs. Convenient access to Bristol and Cardiff via M4 /M48 with the Severn Bridge just 10 minutes away.

ACCOMMODATION

Entrance porch

Reached by steps up from driveway part glazed with tiled floor

Entrance hall

Tiled floor with door to living room and steps leading up to upper ground floor lit by picture window to side.

Living Room

Light floods in to this triple aspect room, French doors with glazed panels either side with views to the front aspect and patio with lovely views, woodburning stove set on stone tiled hearth.

Dining Room

Large dining room with French doors leading to

Conservatory

Tiled floor and French doors onto patio

Kitchen /Breakfast Room

Range of oak style fitted units, breakfast bar, integrated fridge, dishwasher, electric ovens, hob and extractor. Large picture window with panoramic views. Door to large **Utility Room** with Stable door to garden, range of units and space for washing machine, tumble drier and large fridge freezer. Gas fired boiler.

Study

Window to rear garden

Downstairs WC

Part tiled with wash hand basin and WC and an Adjacent large walk in cloaks cupboard

Half landing to

Principal Bedroom with En-suite Shower room

Triple aspect with countryside views and Juliette balcony, fitted bedroom furniture door to fully tiled en-suite with shower, vanity unit with sink and matching fitted units above and WC.

Guest Suite with En Suite Shower room

Double bedroom with fitted wardrobes, gabled dormer window overlooking rear garden. En suite with quadrant shower, vanity unit and WC

Two further double bedrooms

both with fitted wardrobes and gabled/ hipped dormer windows

Family bathroom

Recently fitted and fully tiled with large quadrant shower, freestanding bath, WC and basin set in vanity unit. Separate large walk in airing cupboard off landing.

OUTSIDE

To the front of the property attractive landscaped front gardens are laid to rockeries and lawn. Tarmacadam driveway leads up to large integral garage also providing additional storage. Steps up to entrance porch. Wood panelled fencing provides the boundary to the rear garden with steps up to pedestrian access either side. At the rear is a south west facing garden with retaining wall providing a sheltered patio with rockery beyond and fully enclosed lawned areas bounded by hedging and wooden fencing. Pedestrian gate to field beyond onto footpath.

TENURE

We are informed the property is freehold. Intended purchasers should make their own enquiries via their solicitors.

SERVICES

All mains services are connected to the property. Gas fired central heating.

COUNCIL TAX BAND : H

EPC RATING : C

VIEWING

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

FIXTURES & FITTINGS

Unless specifically described in these particulars, all other, fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the Vendor's agents.

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.



FLOORPLAN



Total area: approx 269.1 sq. metres (2799.7 sq. feet)

Chepstow
Cwmbran

01291 626775
01633 868341

Monmouth
Lettings

01600 712916
01291 626775

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03300 537200
01934 864300