



DIRECTIONS

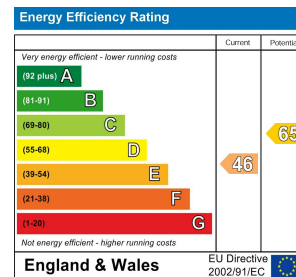
From our Chepstow office proceed from the Racecourse roundabout along the Trellech Road, passing through the village of Itton, approximately a quarter of a mile before the village of Devauden turn left to Killgwrrwg. Continue along this lane without deviation for approximately one and a half miles, where you will find Trem Y Cwm on your right hand side.

SERVICES

Mains electricity and water. LPG gas central heating. Private drainage.
Council Tax Band G

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



TREM Y CWM, KILGWRRWG, CHEPSTOW, MONMOUTHSHIRE, NP16 6DB

4 2 3 E

£575,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Trem Y Cwm comprises a tastefully updated, extended and renovated cottage enjoying an elevated location in the popular area known as Newchurch, within easy reach of Chepstow and M48 motorway access links. Newchurch is a beautiful part of Monmouthshire with outstanding views both towards the Severn Estuary to the south and across the vale of Usk and the Brecon Beacons.

The vendors have ensured that the character and charm of the property has been retained during the renovations and extension with the property now offering comfortable, spacious family accommodation, along with attractive cottage style gardens.

GROUND FLOOR

ENTRANCE PORCH

With door to front elevation. Tiled flooring. Large walk-in cloak/storage cupboard.

LIVING ROOM

5.64m x 4.11m (18'6" x 13'6")

A spacious and comfortable living room with French doors to the rear gardens. Double glazed windows to side elevation. Exposed brick fireplace housing electric fan.

BATHROOM

Tastefully appointed with an updated suite, offering panelled bath with shower over, low level WC and wash hand basin. Double glazed window side elevation. Extensive wall tiling.

OUTSIDE

GARDENS

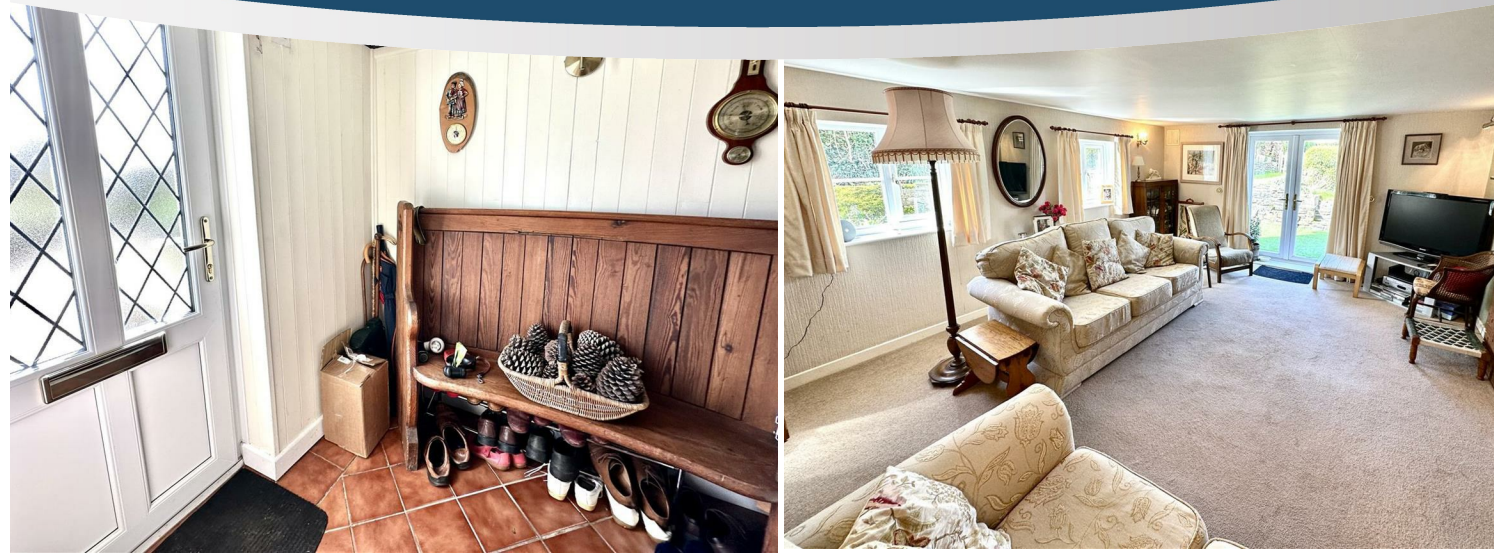
The property stands in attractive cottage style gardens which are well stocked with an excellent variety of trees, plants, and flowering shrubs. Being approached via a pedestrian pathway/footpath which runs through the garden and neighbouring property. The cottage enjoys an extensive area of lawn to both the front and rear with excellent parking for up to four vehicles with access to the substantial single car garage with power, lighting and pedestrian and vehicular access doors. There is a useful garden storeroom along with greenhouse. The gardens all enjoy pleasant sunny aspects with super views across the Usk valley particularly to the rear of the property.

AGENTS NOTE

The property has 1000 mpbs fibre installed.

SERVICES

Mains electricity and water. LPG gas central heating. Private drainage.



DRESSING ROOM

2.54m x 1.83m'2.44m (8'4" x 6"8")

With Velux roof light.

BEDROOM 3

3.23m x 3.12m (10'7" x 10'3")

With double glazed window rear elevation with extensive views.

BEDROOM 4

4.83m x 1.83m (15'10" x 6')

With double glazed windows to front and side elevations and access to eaves storage space.

DINING ROOM

3.78m x 3.05m (12'5" x 10')

A charming room with beamed ceiling. Two double glazed windows to front elevation. Exposed stone chimney breast with wood burning stove.

STUDY

3.99m x 2.44m (13'1" x 8')

With double glazed window to front elevation. Exposed stone fireplace.

KITCHEN

5.38m x 4.01m overall maximum (17'8" x 13'2" overall maximum)

Updated with a contemporary range of storage units with ample work surfacing over. Tiled flooring. Five ring LPG gas hob with separate oven and microwave. Inset sink unit. Double glazed window to rear garden, door to side elevation and Velux roof light affording light into this pleasant kitchen area.



UTILITY ROOM

With space for washing machine and tumble dryer. Tiled flooring. Useful walk-in pantry with shelving.

CLOAKROOM/WC

With low level WC and wash hand basin. Double glazed window to rear.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 1

5.36m x 4.11m (17'7" x 13'6")

A most attractive principal bedroom with triple aspect double glazed windows all enjoying extensive rural views across the Monmouthshire countryside.



BEDROOM 2

4.14m x 3.10m (13'7" x 10'2")

Situated in the original part of the cottage, this charming bedroom has with low level double glazed windows to front elevation with views over front garden and benefits from :-

EN-SUITE SHOWER ROOM

With step in shower, low level WC and wash hand basin. Double glazed window to front elevation.

