



DIRECTIONS

From our Chepstow office, proceed along the 4293 towards Usk, bearing left towards Shirenewton and Mynyddbach and then take the first turning right to School Hill. Take the immediate right hand lane and continue without deviation towards the end of the lane where Sunnyside Cottage is the second from last property on the left hand side.

SERVICES

Mains water, electricity and drainage. Gas central heating.

TENURE - FREEHOLD

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



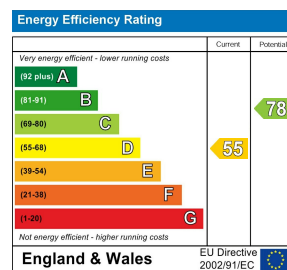
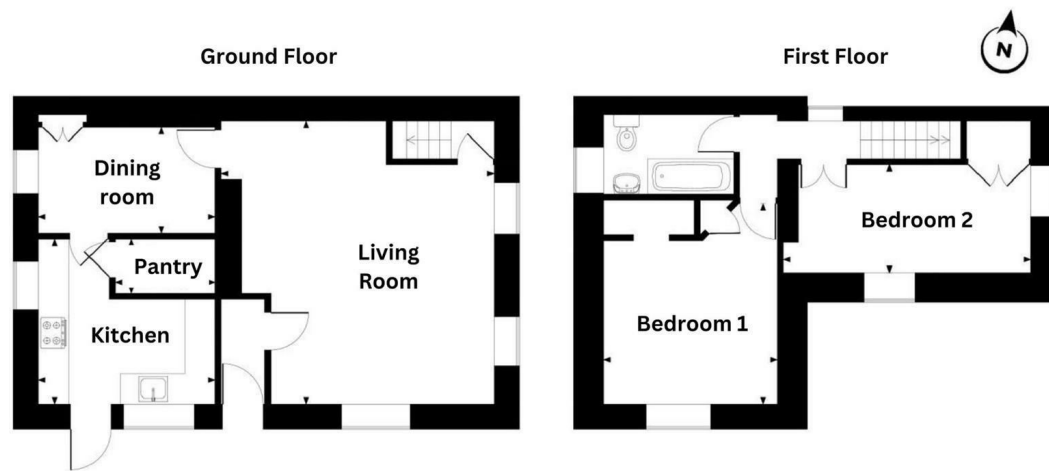
SUNNYSIDE COTTAGE MYNYDDBACH, CHEPSTOW, MONMOUTHSHIRE, NP16 6RT

2 1 2 D

£340,000

Sales: 01291 629292

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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.

Sunnyside Cottage comprises a detached two storey cottage located within this charming and sought after village of Mynyddbach which, along with its neighbouring village of Shirenewton, boasts an excellent reputation and are located in a very pretty part of Monmouthshire with good road access to Chepstow and the M48 motorway junction and also benefiting from a very well respected local village school. The charming accommodation offers living room, separate dining room, kitchen to the ground floor and to the first floor, two double bedrooms and bathroom. Standing in sloping and well stocked gardens with private parking and double garage.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Tiled flooring. Door to living room.

LIVING ROOM

5.57m x 5.39m (18'3" x 17'8")

An attractive reception room with ceramic flooring. Windows to two aspects with attractive rural views. Charming original stone built inglenook fireplace with bread oven. Stairs leading off.

DINING ROOM

3.49m x 2.11m (11'5" x 6'11")

With exposed wood flooring. Windows to side elevation facing the garden. Storage cupboard housing gas fired central heating boiler.

KITCHEN

3.49m x 3.26m (11'5" x 10'8")

With matching range of storage units with work surfacing over. Inset single drainer sink unit with mixer tap. Space for washing machine and fridge. Useful walk-in larder. Exposed wood flooring. Windows to front and side elevations, part glazed door to front elevation.

FIRST FLOOR STAIRS AND LANDING

With window to rear and access hatch to loft space.

BEDROOM 1

3.81m x 3.43m (12'5" x 11'3")

With window to front elevation. Archway to storage area, previously utilised as an en-suite shower room and could be reinstated, if required. Range of storage units.

BEDROOM 2

4.88m x 2.3m (16'0" x 7'6")

With windows to two aspects with attractive, far reaching rural views. Built-in wardrobe.

FAMILY BATHROOM

Appointed with a panelled bath with electric shower over, low level WC and wash hand basin. Window to side.

OUTSIDE

The property is approached via a neighbouring driveway to its own private gravelled parking area with double gates. To the left of this parking area are two garages with up and over doors. The gardens are extensively landscaped with a good variety of mature trees and shrubs and, whilst sloping, enjoy a pleasant aspect across the surrounding countryside. There is also a previous vegetable area along with a variety of fruit trees and a greenhouse.

SERVICES

All mains services are connected to include gas central heating.

