



DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right onto A48, continue along the A48 heading straight over the roundabout and proceed along this road without deviation. After passing St Pierre Golf Resort, take the second exit at the roundabout. Continue along the A48 into the village of Caerwent. Upon leaving this village take the next available right hand turn towards Llanvair Discoed. Follow this road without deviation where at the T-junction turn right. Continue along this road passing The Woodland Tavern on your right hand side, where you will find the property shortly after on the right hand side, just before reaching the church on the left.

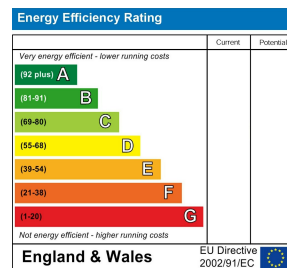
SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

Council Tax Band E.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1132 sq.ft. (104.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all areas, including those that are not shown, are approximate and no responsibility is taken for any omission or mis-statement. This plan is for guidance purposes only and should not be used as such for any purpose other than that for which it was intended. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. See also the Energy Performance Certificate (EPC) for more information.

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.



Y-BWTHYN, LLANVAIR DISCOED, CHEPSTOW, MONMOUTHSHIRE, NP16 6LX



£475,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

Moon & Co. are delighted to offer to the market Y-Bwthyn, Llanvair Discoed. A charming and beautifully presented semi-detached cottage situated within this popular village location. The property briefly comprises to the ground floor reception hall with access to kitchen/dining room which in turn leads to rear lobby, providing further access to the utility room and shower room, also accessed from the hallway a generous living area with stairs to first floor. There are three bedrooms and family bathroom to the first floor. Outside the property benefits from off-road parking for two vehicles with gated access leading to rear gardens laid out paving and lawn, offering a private space to enjoy.

Being situated in Llanvair Discoed a range of local facilities are close at hand in nearby Chepstow, Caldicot and Newport, as well as an abundance of walks in the nearby Wentwood forest and towards the popular Grey Hill hillside walk. The Woodland Tavern, a popular local pub/restaurant, is also just a short walk from the property. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

GROUND FLOOR

RECEPTION HALL

Frosted uPVC double glazed front door and wood effect vinyl flooring. Storage cupboard.

KITCHEN/DINING ROOM 5.83m x 3.31m (19'1" x 10'10")

Spacious open plan kitchen/dining area, with the kitchen area benefiting from base and eye level storage units with granite effect worktops. Inset one and half bowl and drainer stainless steel sink unit with chrome mixer tap. Electric four ring hob with extractor over and fan assisted oven below. Spaces for dishwasher and American style fridge/freezer. Tiled flooring and tiled splashbacks. French doors leading to rear garden. Archway to: -

REAR LOBBY

Door to rear garden and window to side elevation. Fitted storage cupboards. Tiled flooring.

GROUND FLOOR SHOWER ROOM

Comprising a three piece white suite to include low level WC, semi-pedestal wash hand basin with chrome mixer tap and double shower cubicle with electric shower over. Part-tiled walls and tiled flooring. Chrome heated towel rail.

UTILITY ROOM

With space and plumbing for washing machine and tumble dryer. Door to rear garden. Floor mounted Worcester oil fired boiler. Vinyl flooring.

LIVING ROOM

5.23m x 3.76m excluding alcoves (17'1" x 12'4" excluding alcoves)

A generous reception area with uPVC double glazed windows to front and side elevations, flooding in natural light. Feature cast iron wood burner with slate hearth. Double fitted storage. Exposed beams to ceiling. Stairs to the first floor.

FIRST FLOOR STAIRS AND LANDING

With uPVC double glazed window to side elevation. Spotlighting.

BEDROOM 1

3.64m x 3.35m (11'11" x 10'11")

A generous double bedroom with uPVC double glazed window to rear elevation. Double fitted wardrobes.

BEDROOM 2

4m x 2.82m (13'1" x 9'3")

A spacious double bedroom with uPVC double glazed window to front elevation and loft access point.

BEDROOM 3

3.38m x 2.83m (11'1" x 9'3")

A generous double bedroom with uPVC double glazed window to front elevation. Recess ideal for fitted or freestanding wardrobes.

FAMILY BATHROOM

Comprising a three piece suite to include low level WC, wash hand basin with chrome taps inset into vanity unit and panelled bath with chrome mixer tap with shower attachment. Part-tiled walls and exposed wooden flooring. Frosted uPVC double glazed window to rear elevation.

OUTSIDE

To the front the property is approached via gravel parking for two vehicles with gated access leading to the rear garden. The rear garden benefits from flagstone paved seating area with steps leading to predominantly lawned gardens, with well stocked beds and borders with a wide range of flowers, shrubs and trees. The gardens are bounded predominantly by timber fencing and occupy a private and sunny position.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

