



DIRECTIONS

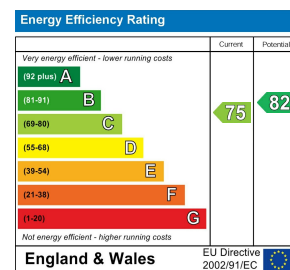
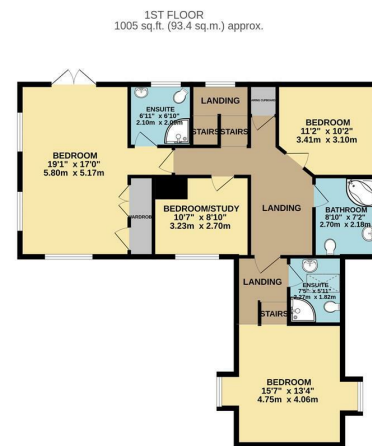
From our Chepstow office proceed along the main Chepstow to Usk road, as you pass the Carpenters Arms pub on your right hand side, take the next turning left into Weyloed Lane, continue up the lane where you will find New House on your left hand side.

SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band G

TENURE - FREEHOLD

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



TOTAL FLOOR AREA - 2274 sq.ft. (211.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



NEW HOUSE, WEYLOED LANE, MYNYDDBACH, SHIRENEWTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6RW



£680,000

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.

New House comprises of an individually designed and constructed detached family house, originally built by Kerrin Homes, a local developer of good repute, who specialised in properties with an extensive use of oak. The property is very attractive therefore, with exposed oak beams and attractive brickwork being a feature of this comfortable family house. Weyloed Lane is a popular residential area of Mynyddbach and its adjoining village of Shirenewton, the lane itself comprising of spacious detached family houses. The villages are also close to the popular town of Chepstow and with good access to Bristol via the M48 motorway.

GROUND FLOOR

ENTRANCE HALL

4.88m x 3.05m maximum (16' x 10' maximum)

A spacious entrance hall with exposed brickwork walls and wood flooring. Stairs to first floor.

GROUND FLOOR WC

Comprising a two-piece suite to include low level WC and wash hand basin. Window to side elevation.

LIVING ROOM

5.79m x 4.52m (19' x 14'10")

A super reception room with windows to front elevation. A wealth of features with Inglenook fireplace and inset wood burning stove. Useful study recess behind fireplace and extensive oak beams. Double doors lead through to :-

DINING ROOM

3.96m x 3.15m (13' x 10'4")

Again, a lovely reception room, this time with a full height ceiling. Windows to front and rear elevations.

KITCHEN

5.18m x 4.37m (17' x 14'4")

Appointed with an extensive range of base and eye level storage units with ample granite work surfacing over. Inset Belfast sink with mixer tap. Fitted appliances include fridge, dishwasher and Range cooker. Ceramic tiled flooring. Windows to rear and side elevations.

UTILITY ROOM

Appointed with a range of storage units. Space for washing machine and tumble dryer. Wall mounted gas fired boiler providing domestic hot water and central heating. Door to side.

FIRST FLOOR STAIRS AND LANDING

Leading to a large and spacious landing with storage cupboard. Velux window to rear elevation.

BEDROOM 1

5.89m x 3.73m (19'4" x 12'3")

A delightful main bedroom with full height ceiling with exposed beams. Triple aspect with French doors to rear. Access to :-

EN-SUITE SHOWER ROOM

Comprising a corner step-in shower, low level WC and wash hand basin inset into vanity storage unit. Tiled walls and flooring. Window to rear elevation.

BEDROOM 2

6.40m x 3.51m (21' x 11'6")

A spacious guest room with lobby area and steps down to bedroom. Access to :-

EN-SUITE

Comprising a corner step-in shower cubicle, low level WC and wash hand basin. Tiled walls and flooring. Window to side elevation.

BEDROOM 3

3.28m x 2.54m (10'9" x 8'4")

A double bedroom with window to front elevation.

BEDROOM 4

3.10m x 3.28m (10'2" x 10'9")

A double bedroom with window to side elevation.

FAMILY BATHROOM

Comprising a corner bath, low level WC and wash hand basin. Tiled walls and flooring. Window to side elevation.

OUTSIDE

GARDENS

To the front with driveway offering parking for several vehicles. To the rear a most attractive terraced garden, delightfully landscaped with level lawned areas and high level decked area with commanding views of the surrounding countryside.

SERVICES

All mains services are connected, to include mains gas central heating.

