



### DIRECTIONS

From our Chepstow office proceed to the main St Lawrence Roundabout taking the fourth exit towards Monmouth. Continue turning left at the former Racecourse Garage towards Usk. Continue without deviation on this road passing The Carpenters Arms Pub on your right hand side. Proceed for approximately another 200 yards turning left into Weyloed Lane. Proceed up Weyloed Lane where you will find Trees on your right hand side.

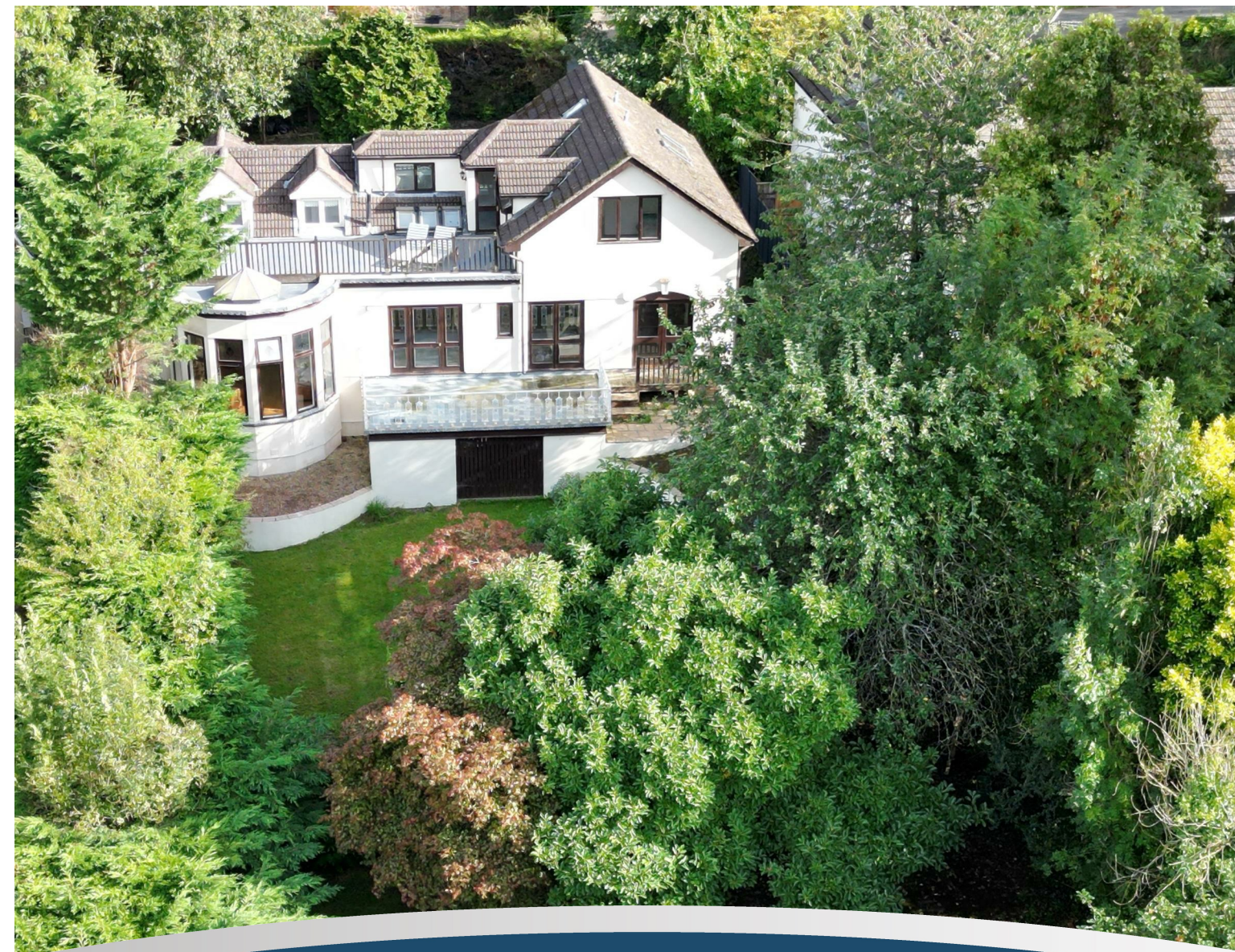
### SERVICES

All mains services are connected to include gas central heating.

Council Tax Band F

### TENURE - FREEHOLD

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



**TREES WEYLOED LANE, MYNYDDBACH,  
SHIRENEWTON, CHEPSTOW, MONMOUTHSHIRE,  
NP16 6RW**



**£739,950**

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**PLEASE NOTE**  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

**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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Trees comprises a stylish, substantially extended and improved family house, occupying an enviable location in the popular Weyloed Lane area of Mynyddbach. Mynyddbach along with its nearby village of Shirenewton are well respected and highly thought after, enjoying a pleasant position within the rolling Monmouthshire countryside, yet close to the historic town of Chepstow with its attendant range of facilities. The village also benefits from an excellent primary school.

The stylish accommodation is extremely flexible and would also offer potential for dual family accommodation if required. Briefly affording reception hall, impressive drawing room, sitting room, family room, study, four/five bedrooms, three bathrooms along with extensive parking and mature gardens.

#### ENTRANCE HALL

With stairs to landing with access to two bedrooms (which are linked to the second landing). Useful under stairs storage cupboard.

#### STUDY/BEDROOM

11'5" x 9'9"

To front elevation with range of fitted wardrobes and cupboards.

#### DRAWING ROOM

21'0" x 19'0"

Spacious drawing room accessed from main entrance hall and also from double French doors from the family room, with steps down. Hexagonal bay with skylight over. Fireplace and large chandelier.

#### MAIN GROUND FLOOR BATHROOM

Spacious Art Deco bathroom suite comprising of freestanding bath, large tiled walk-in shower area, wash hand basin, bidet and WC with high cistern.

#### KITCHEN/BREAKFAST ROOM

19'8" x 12'4"

To the front elevation and open plan to the family room, appointed with a matching range of base and eye level storage units with ample work surfacing over. Range style cooker with extractor hood over. Inset one and a half bowl sink unit. Space for fridge/freezer, dishwasher, washing machine and tumble dryer. Wood burning stove. Door to dining room.

#### DINING ROOM

12'0" x 9'6"

To front elevation with doors to kitchen/breakfast room and inner hall.

#### FAMILY ROOM

21'6" x 15'0"

To rear elevation with two sets of French Doors to decking area with far rear countryside views. Open plan to the kitchen/breakfast room, double doors to main reception room.

#### INNER HALL

With French doors to dining room, door to front bedroom 4, second ground floor bathroom and rear bedroom 3. Stairs to main first floor landing.

#### BEDROOM 3

11'7" x 9'7"

To the rear elevation with French doors to decking area. This room could also be used as a second family room.

#### BEDROOM 4

13'3" x 8'4"

With window to front elevation.

#### GROUND FLOOR SECOND BATHROOM

Window to side elevation, stylish bathroom suite comprising tiled side Jacuzzi bath, wash hand basin and WC.

#### MAIN FIRST FLOOR LANDING

With doors to principal bedroom, guest bedroom, Jack and Jill bathroom, bedroom 5 and door to roof decked terrace.

#### JACK AND JILL BATHROOM

Comprising side panel bath, separate shower cubicle, low level WC, wash hand basin and heated towel rail.

#### PRINCIPAL BEDROOM

18'5" x 10'9"

With large window to rear elevation with far reaching country views. French doors to decked terrace, Door to Jack and Jill bathroom en-suite. Large built-in wardrobes.

#### GUEST BEDROOM

19'0" x 9'0"

Window to front elevation. With door to en-suite shower room appointed with low level WC, wash hand basin, shower cubicle and heated towel rail.

#### BEDROOM 5

12'2" x 9'0"

Custom built bedroom with Cabin Bed and a range of built-in storage. This room also has a cloakroom/WC comprising of low level WC and wash hand basin.

#### BEDROOM 6

14'5" x 8'3"

Linking the main first floor landing to the second first floor landing. Custom built single Bedroom with lower study/play area.

#### GARDENS & GROUNDS

The front of the property is approached via a sweeping in and out driveway with ample parking for several vehicles. Mature flowers and shrub borders offering privacy. To the rear, useful large storage under decked terrace - 21'0" x 15'0" (6.40m x 4.57m). Large gardens in a terraced design with a good variety of trees, plants and flowering shrubs with pleasant decked balcony to the rear.

#### SERVICES

All mains services are connected to include gas central heating.

