



## DIRECTIONS

From our Chepstow Office proceed up Welsh Street to the racecourse roundabout. Turn left and then first right at Budgens. Continue without deviation towards Usk, taking the first main turning left to the villages of Mynyddbach and Shirenewton and then bear immediately right to School Hill and then right to Lower Lane. Continue on Lower Lane where the driveway entrance 1 Hillside Cottage will be on the left hand side.

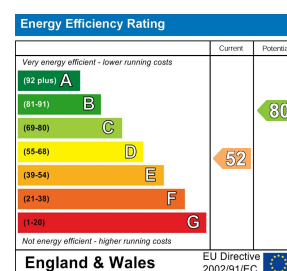
## SERVICES

All mains service are connected, to include gas central heating. The house also benefits from double glazing throughout.

2021/2022 Council Tax Band F.

## TENURE - FREEHOLD

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



# 1 HILLSIDE COTTAGE MYNYDDBACH, SHIRENEWTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6RU

4 2 3 E

£445,000

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. 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 furnishing.

**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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Hillside Cottage comprises a principally stone built period cottage, nestling in a pretty location in this sought after village, which benefits from a well respected local school and is also near to the popular town of Chepstow, giving access to local motorway facilities. Mynyddbach and its adjoining village Shirenewton are located in a very pretty part of Monmouthshire with excellent local walks close at hand.

The property has been updated and extended within recent years to provide comfortable family accommodation with three reception rooms, impressive galleried landing, four double bedrooms, updated bathroom and kitchen to mention a few of the attractive features.

## GROUND FLOOR

### ENTRANCE PORCH

With stable door to side elevation. Windows to front and side elevation.

### LIVING ROOM

**4.37m x 3.76m (14'4" x 12'4")**

A charming reception room with exposed stone walls. The fire place has a wood burning stove. Exposed wooden ceiling beams.

### DINING ROOM

**3.48m x 2.84m (11'5" x 9'4")**

Window and door to rear hall/utility. Beamed ceiling.

### SHOWER ROOM

Appointed with a three piece suite comprising step-in shower, low level WC and wash hand basin. Window to rear elevation.

## KITCHEN

**3.73m x 2.74m (12'3" x 9')**

Tastefully updated with a matching range of base and eye level storage units with ample work surfacing over and inset one and a half bowl sink unit. Fitted four ring gas hob with extractor over and electric double oven below. Wall mounted gas fired boiler providing domestic hot water and central heating. Integrated fridge/freezer and dishwasher. Two windows to rear elevation.

## STUDY

**3.91m x 2.90m (12'10" x 9'6")**

An impressive full height room with stairs off. Window to front elevation.

## FIRST FLOOR STAIRS AND LANDING

An impressive galleried landing with window to front elevation.

## BEDROOM 1

**4.34m x 3.96m (14'3" x 13')**

Two windows to front elevation. Feature fireplace. Walk-in wardrobe.

## BEDROOM 2

**4.29m x 3.86m (14'1" x 12'8")**

Window to front elevation. Exposed stone work. Feature fireplace.

## BEDROOM 3

**4.57m x 2.84m (15' x 9'4")**

French doors to side. Window to rear elevation.

## BEDROOM 4

**3.73m x 2.84m (12'3" x 9'4")**

Windows to rear and side elevation. Loft access point.

## BATHROOM

Tastefully appointed with three piece suite comprising freestanding four foot bath, low level WC and pedestal wash hand basin. Window to rear elevation.

## OUTSIDE

The property stands in pleasant and mature gardens being approached via double gates to a tarmac parking area. Otherwise the gardens are attractively terraced taking in the attractive views across the surrounding countryside.

