



DIRECTIONS

From our Chepstow office proceed to the main Chepstow roundabout continuing straight over towards the village of Pwllmeyric, continue down the hill where you will see a post box on your right hand side, turn right immediately after this into the driveway of Pwllmeyric House.

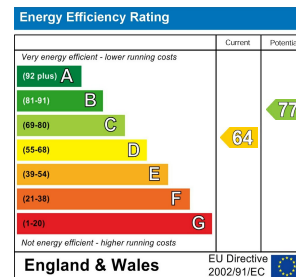
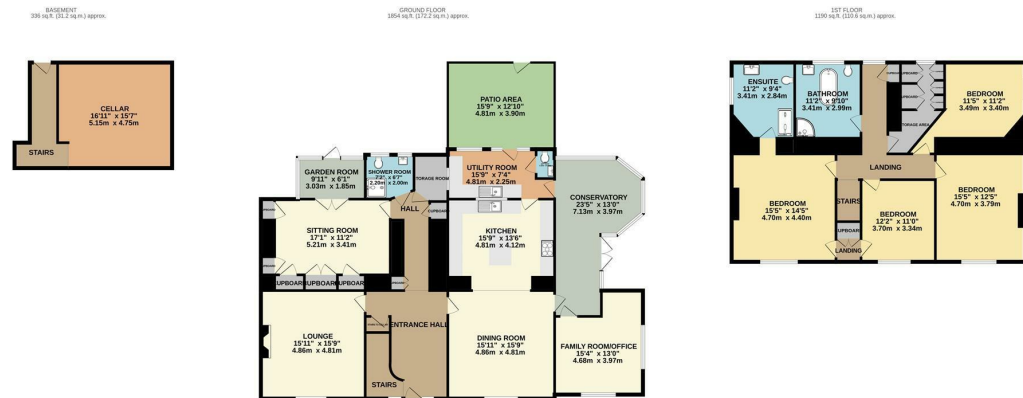
SERVICES

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

Council Tax Band H

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 3380 sq ft (314.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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 is given for their operability or efficiency can be given.
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PWLLMEYRIC HOUSE, PWLLMEYRIC, CHEPSTOW, MONMOUTHSHIRE, NP16 6LA

5 3 3 D

£845,000

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.

Pwllmeyric House comprises a detached Georgian House located in this sought after village close to Chepstow's town centre and other local amenities.

The vendor has carried out some attractive upgrades to the property in recent years, whilst retaining its wealth of character and charm. The upgrades include a superb kitchen which is now open plan to the dining/family room, along with stylish principal bathroom and good quality replacement windows. The spacious accommodation offers an attractive reception hall with period staircase, access to the large cellars, as well as drawing room and leading then through to attractive kitchen/dining/family room with a stylish range of contemporary units. There is also a utility room along with family room/study with an Amdega conservatory. Off the rear hallway there is another reception room or possible bedroom, as it is adjacent to a ground floor shower room with doors from the room to a small conservatory. To the first floor a spacious principal bedroom which benefits from a large contemporary en-suite shower room, with the potential for an en-suite dressing room if required, with three further bedrooms and stylish and updated family bathroom. Pwllmeyric House stands in pleasant mature gardens with ample parking to the rear.

CELLAR

5.15m x 4.75m (16'10" x 15'7")

Leading off the main hallway is a useful cellar area.

OUTSIDE

GARDENS

The property stands in attractive and mature gardens located principally to the front and side, laid extensively to lawn with a good variety of trees, shrubs and flowering plants, as well as an attractive pond. To the rear the property benefits from a large courtyard with ample parking and turning space.

SERVICES

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



PRINCIPAL BEDROOM

4.70m x 4.40m (15'5" x 14'5")

A lovely main bedroom with window to front elevation. Access to:-

EN-SUITE SHOWER ROOM

A large shower room with window to side elevation. Wall hung wash hand basin, low level WC and large walk in shower. Fully tiled walls.

BEDROOM 3

3.70m x 3.34m (12'1" x 10'11")

A double bedroom but this room could be utilised as an attractive dressing room, if required as it has a courtesy door connecting it to the main bedroom. Window to front elevation.

BEDROOM 2

4.70m x 3.79m (15'5" x 12'5")

A double bedroom with window to front elevation.

BEDROOM 4

3.49m x 3.40m (11'5" x 11'1")

A double bedroom with window to side elevation.

BATHROOM

Stylishly updated with a four-piece suite to include claw foot slipper bath, low level WC and wash hand basin and step in shower. Fully tiled walls. Window to rear elevation.

GROUND FLOOR

RECEPTION HALL

A stylish and elegant reception hall with attractive tiled flooring. Period staircase leading off with access to the cellarage.

DRAWING ROOM

4.86m x 4.81m (15'11" x 15'9")

A lovely bright room with attractive feature fireplace. Window to front elevation.

DINING ROOM

4.86m x 4.81m (15'11" x 15'9")

The family dining room is an attractive space with feature fireplace and window to front elevation. Wood flooring. Door to amdega conservatory and open plan to :-

KITCHEN

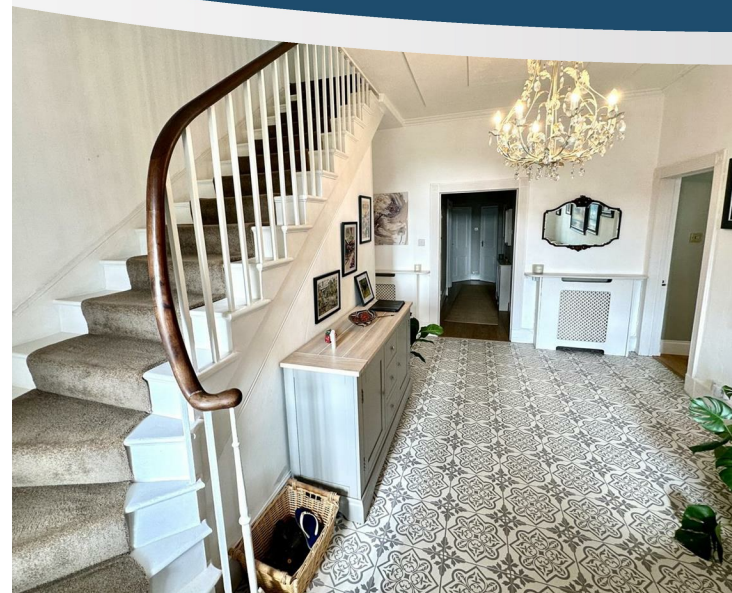
4.81m x 4.12m (15'9" x 13'6")

A superb open plan kitchen which has been stylishly updated with a matching range of base and eye level storage units with large island and quartz work surfacing over. Inset twin ceramic sink. Range cooker and integrated full height fridge and separate freezer. Wood flooring. Leading off the rear of the kitchen is a :-

UTILITY ROOM

4.81m x 2.25m (15'9" x 7'4")

Appointed with a range of storage units with a single bowl and drainer sink unit. Space for washing machine and tumble dryer. Door to rear garden and lobby. Access to :-



GROUND FLOOR WC

With low level WC and wash hand basin.

AMDEGA CONSERVATORY

7.13m x 3.97m (23'4" x 13'0")

With tiled flooring and French doors to the garden.

FAMILY ROOM/STUDY

4.68m x 3.97m (15'4" x 13'0")

With windows to front and side elevations.

REAR HALL

From the main hall is the rear hall, giving access to :-



BEDROOM 5/ADDITIONAL RECEPTION ROOM

5.21m x 3.41m (17'1" x 11'2")

A spacious room which could be used as an additional reception room/bedroom or could easily be used as a separate annex for guests. Storage cupboards. French doors to garden room. Adjacent to this room is :-

CONTEMPORARY SHOWER ROOM

Appointed with a low level WC, wash hand basin inset into vanity storage unit and step-in shower. Two windows to rear elevation.

GARDEN ROOM

3.03m x 1.85m (9'11" x 6'0")

With door to rear garden.

FIRST FLOOR STAIRS AND LANDING

With a useful walk-in box room/storage area.

