



DIRECTIONS

From Chepstow high street proceed along Welsh Street, at the end of Welsh Street take the first exit at the roundabout and then first right onto the Usk Road. Proceed along this road without deviation where upon reaching the village of Shirenewton turn left and then immediately right into Mynyddbach onto Old School Hill. Proceed to the top of the hill, bearing around to the left where you will find the property on the right-hand side.

SERVICES

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

Council tax band E.

TENURE - FREEHOLD

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



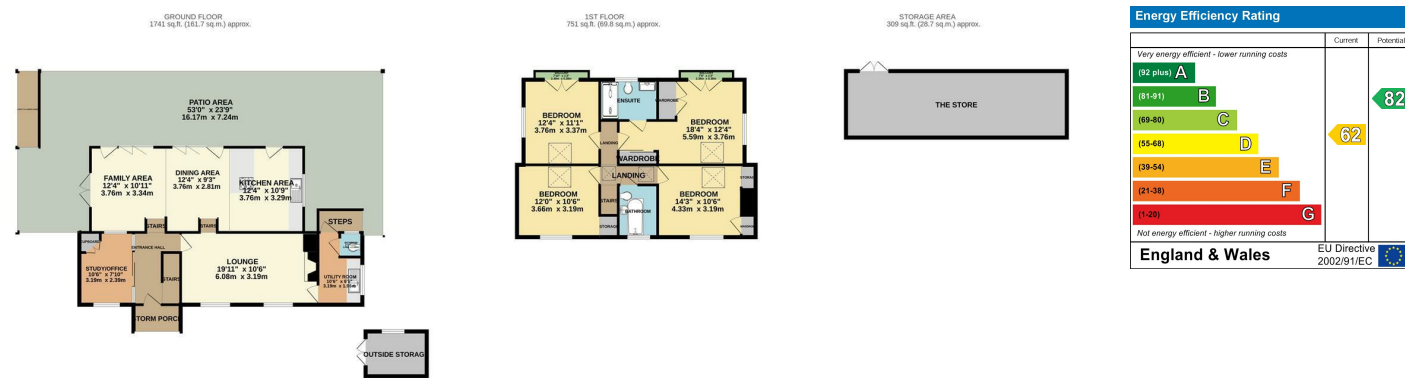
AZALEA COTTAGE, MYNYDDBACH, CHEPSTOW, MONMOUTHSHIRE, NP16 6RP



£630,000

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TOTAL FLOOR AREA: 2801 sq. ft. (260.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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.
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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.

Azalea Cottage occupies a super ridge top location with extensive views across surrounding countryside and has been extended by the current vendors to provide a perfect combination of character cottage and stylish contemporary accommodation. This spacious detached family home is situated within the ever-popular village of Mynyddbach and briefly comprises to the ground floor, reception hall, home office, living room, utility room, WC and a spacious open plan kitchen/dining/family room with bi-fold doors leading to the paved balcony. The ground floor benefits from underfloor heating throughout with the exception of the utility room. To the first floor are four double bedrooms, one en-suite shower room and separate family bathroom. Outside the property benefits from off-road parking, with lawned gardens to the rear, a large storage room as well as a wrap around paved balcony from which to enjoy the views. Being situated in Mynyddbach a range of facilities are close at hand to include Shirenewton primary school and local restaurant, with a further range of amenities in nearby Chepstow. 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

STORM PORCH

Half glazed stable front door to: -

RECEPTION HALL

Slate flooring with underfloor heating. Stairs to first floor.

STUDY

3.20m x 2.39m (10'6" x 7'10")

Sliding glass doors which allow privacy whilst working. Window to front elevation and internal window into kitchen/dining/family room. Storage cupboard. Slate flooring with underfloor heating continued.

SITTING ROOM

6.07m x 3.20m (19'11" x 10'6")

A character filled sitting room, with period features including the exposed stone inglenook fireplace with multi-fuel burner. Sliding glass door which allows closure from the stairs to the kitchen,

and two windows to front elevation. Slate flooring with underfloor heating.

UTILITY ROOM

Appointed with a matching range of storage units with space for washing machine and tumble dryer. Single drainer sink unit with mixer tap. Frosted window to side elevation and door to rear. Two heated towel rails. Boiler.

GROUND FLOOR WC

With low level WC and wall mounted wash hand basin. Frosted window to rear.

KITCHEN/LIVING/DINING ROOM

9.44m x 3.76m (30'11" x 12'4")

A spacious modern and light open plan kitchen/dining/family room making it a super room for socialising and family entertaining. The kitchen area is appointed with a matching range of storage units with integrated eye level dual ovens, dishwasher, full height fridge and freezer. Five ring Smeg gas

hob inset into peninsula which also offers breakfast bar. Ample work surfacing with inset one and a half bowl sink with mixer tap as well as subway style tiled splashbacks. Window to side elevation and half glass stable door to rear. Ceramic tiled floor with underfloor heating throughout. Family/dining area offers tri-fold doors to rear and French doors to side, flooding in natural light. The doors lead out onto the spacious wrap around balcony, offering stunning views over open countryside. Steps lead down to the garden and store room.

FIRST FLOOR STAIRS AND LANDING

With two Velux rooflights.

BEDROOM 1

5.59m x 3.76m (18'4" x 12'4")

A spacious and light main bedroom with window to side, velux rooflight to front and glass Juliet balcony providing amazing views over the countryside. Built-in cupboard and built-in wardrobe with mirrored sliding doors. Access to: -

EN-SUITE SHOWER ROOM

Appointed with a three piece suite to include low level WC, wash hand basin with chrome mixer tap inset into vanity storage unit and double shower unit with glass shower screen, rainfall chrome shower and hand held chrome shower attachment. Part tiled walls and ceramic tiled floor. Window to rear. Chrome heated towel rail.

BEDROOM 2

4.34m x 3.20m (14'3" x 10'6")

A generous double bedroom, with window to side elevation, Velux rooflight to front and Juliet glass balcony making the most of the surrounding countryside views.

BEDROOM 3

4.34m x 3.20m (14'3" x 10'6")

A generous double bedroom with exposed beams and built-in wardrobe. Velux window to the rear and window to front elevation.

BEDROOM 4

3.66m x 3.20m (12'0" x 10'6")

Double bedroom with exposed beams. Velux window to the rear and window to front elevation.

FAMILY BATHROOM

Appointed with a three piece suite to include panelled bath with chrome mixer tap, chrome rainfall shower over plus handheld shower attachment, wash hand basin with chrome mixer tap inset into vanity storage unit and low level WC. Chrome heated towel rail. Part-tiled walls and ceramic tiled flooring. Half frosted window to front elevation,

OUTSIDE

To the front block paved parking for two. To the rear a large wrap around patio/balcony with glass and chrome balustrade. Steps leading down to a level lawn with further steps leading down to the next tier level. There is also access to a storage area with power and lighting, approximately measuring 309 sq. ft. (28.7 sq. m) located underneath the balcony.

SERVICES

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

