



### DIRECTIONS

From Chepstow town centre, proceed up the High Street, continue through the town arch, turning right onto Welsh Street. Continue up Welsh Street, at the roundabout take the first left turn and then take the first right turn in front of the Spar shop. Continue along this road without deviation, taking the left turn signposted Shirenewton/Mynyddbach. Proceed up the hill, turning right just past the bus stop, continue up the hill until you see the playground sign, opposite which turn left in the private road next to Holly Cottage. Follow the road until the end where you will reach Oakview Cottages.

### SERVICES

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

### TENURE - FREEHOLD

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

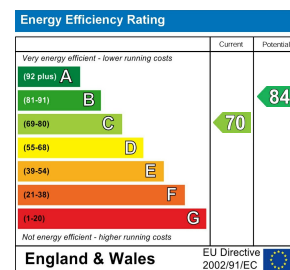


## 2 OAKVIEW COTTAGES, MYNYDDBACH, SHIRENEWTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6RR

3 1 1

**£565,000**

Sales: 01291 629292  
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TOTAL FLOOR AREA: 1741 sq.ft. (161.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 floorplan 120224

**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.

2 Oakview Cottages is a beautifully presented, semi-detached modern cottage with countryside views and generous garden. The property briefly comprises to the ground floor, open plan kitchen/dining room with utility off, WC and spacious sitting room with bi-fold doors leading to the garden. To the first floor are three double bedrooms, all of which benefit from superb views, and the modern family bathroom. Outside, the property benefits from a detached garage, ample parking and a generous garden mainly laid to lawn with mature shrubs.

Being situated within this most popular and sought after village, Shirenewton Primary School is a short distance away. There is also an active church and recreation centre. The larger town of Chepstow is approximately four miles away, with its attendant range of facilities. There are also bus and rail links here, with the A48, M48, M4 and M5 motorway network bringing Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

Composite door and window to front elevation. Ceramic tiled flooring. Stairs to first floor.

### GROUND FLOOR WC

Appointed with a two-piece suite to include wall mounted wash hand basin with chrome mixer tap and low level WC. Tiled splashbacks and ceramic tiled flooring.

### SITTING ROOM

**5.29m x 4.57m (17'4" x 14'11")**

A beautiful light and airy modern sitting room with Inglenook fireplace inset with gas effect wood burner. Bi-fold doors to front elevation.

### KITCHEN/DINER

**5.71m x 3.90m (18'8" x 12'9")**

A lovely spacious and light kitchen with two large windows overlooking the front garden. Appointed with a range of base and eye level storage units with solid wood doors and peninsular, providing a breakfast bar with wooden worktops over. Inset one and a half bowl and drainer enamel sink unit with chrome mixer tap. Built-in dishwasher, wine fridge and fridge/freezer. Large Rangemaster cooker (available by a separate negotiation) with stainless steel extractor over and tiled splashbacks. Ceramic tiled flooring and under floor heating. Leading to :-

### UTILITY ROOM

**2.45m x 2.38m (8'0" x 7'9")**

Appointed with a range of base and eye level storage units with wooden worktops over. Inset Belfast sink with chrome mixer tap. Space for washing machine. Window and door to the rear elevation.

## FIRST FLOOR STAIRS AND LANDING

With two windows to rear elevation.

### BEDROOM 1

**4.53m x 3.63m (14'10" x 11'10")**

A spacious double bedroom with a range of built-in wardrobes. Large picture window to the front elevation with stunning views over the open countryside and window to side elevation.

### BEDROOM 2

**3.14m x 3.81m (10'3" x 12'5")**

A double bedroom with a range of built-in wardrobes. Window to front elevation.

### BEDROOM 3

**2.71m x 4.49m (8'10" x 14'8")**

A double bedroom with a range of built-in wardrobes. Window to front elevation.

### FAMILY BATHROOM

Appointed with a four-piece suite to include panelled bath with chrome taps, shower unit with chrome rainfall shower over, low level WC and wash hand basin inset into vanity storage unit with chrome tap. Chrome heated towel rail. Subway style tiles and ceramic tiled flooring. Window to front elevation. Loft access point.

## OUTSIDE

### GARAGE

To the front the property is accessed via its own driveway with parking for several vehicles and detached double garage with up and over door.

### GARDENS

The large, private and attractive garden is mainly to the front of the property, with a south-east aspect. There is a large lawn with borders of mature shrubs and trees and a decked area for garden seating. To the rear is a small courtyard with shrub border and to the side of the garage is a vegetable garden with raised beds and space for a shed

### SERVICES

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

### AGENTS NOTES

Previous planning permission was granted for an extension- DC/2017/01466.

