



DIRECTIONS

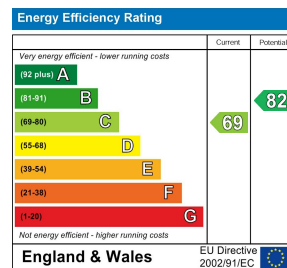
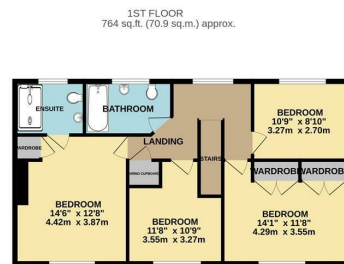
From our Chepstow office proceed along the main Chepstow to Usk road, bearing left up to the village of Shirenewton. At the central cross roads (with the Tredgar Arms pub on your left) proceed straight across into Red House Lane, continue for approximately 60 yards, you will see the church on your left hand side and to your right, bear right immediately after Barley Hill Cottage, you will then find the property on your right hand side.

SERVICES

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

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1958 sq.ft. (181.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint 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 as to their operability or efficiency can be given.
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**TRELALES, SHIRENEWTON, CHEPSTOW,
MONMOUTHSHIRE, NP16 6RL**



£750,000

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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.

Trelales comprises a detached family house occupying a most attractive location close to the village centre and Shirenewton's historic church. The village itself being extremely popular and well respected, located within easy reach of the historic town of Chepstow with its attendant road facilities to the M48 and M4 network, and the famous Wye Valley nearby. The vendors have carried out extensive upgrades to the property during their ownership and the house presents to a very high standard, particularly noteworthy is the good quality kitchen, installed by well renowned kitchen company Cymru Kitchens. The property briefly comprises to the ground floor; entrance hall, WC, drawing room, kitchen/family/dining room, utility room and study. To the first floor are four double bedrooms (principal with en-suite shower room) and family bathroom. The property stands in its own private gardens to the front and rear with a private driveway and single car garage.

GROUND FLOOR

RECEPTION HALL

With door to front elevation. Tiled flooring. Stairs to first floor.

CLOAKROOM/WC

With low level WC and wash hand basin. Window to rear elevation.

DRAWING ROOM

6.22m x 4.17m (20'5" x 13'8")

A spacious and bright reception room with patio doors to rear garden and window to front elevation. Attractive exposed wood flooring. Feature fireplace with inset wood burning stove.

KITCHEN/FAMILY/DINING ROOM

7.82m x 5.41m overall (25'8" x 17'9" overall)

A superb spacious open plan kitchen/family/dining area appointed with a fantastic kitchen by Cymru Kitchens Limited with large central island, range of base and eye level storage units with attractive granite work surfaces and upstands over. Inset one and a half bowl sink unit. Fitted appliances include Twin Bosch ovens with induction hob and extractor hood over, dishwasher and fridge/freezer. Large pantry. Two windows to front elevation. Window and patio door to rear garden. Attractive hard wood flooring. Wood burning stove in the family/dining area.

UTILITY ROOM

2.79m x 2.59m (9'2" x 8'6")

Appointed with a range of storage units with ample work surfacing over. Inset one bowl and drainer sink unit. Space for

washing machine and tumble dryer. Wall mounted gas fired boiler providing domestic hot water and central heating. With door to side elevation and window to rear.

STUDY

5.13m x 2.13m (16'10" x 7')

A versatile room with window to front elevation.

FIRST FLOOR STAIRS AND LANDING

A spacious airy landing with window to rear elevation. Loft access point. Doors to all first floor rooms.

PRINCIPAL BEDROOM

4.42m x 4.09m (14'6" x 13'5")

A spacious double bedroom with window to front elevation. Storage cupboard. Door to:-

EN-SUITE SHOWER ROOM

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

BEDROOM 2

4.19m x 3.28m (13'9" x 10'9")

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

BEDROOM 3

3.28m x 2.59m (10'9" x 8'6")

A double bedroom with window to rear elevation.

BEDROOM 4

3.61m x 3.20m (11'10" x 10'6")

A double bedroom with window to front elevation.

FAMILY BATHROOM

Appointed with a three-piece suite to include panelled bath with shower over, wash hand basin and low level WC. Part tiled walls and tiled flooring. Window to rear elevation.

OUTSIDE

GARAGE AND GARDENS

A single car garage with electric roller shutter door, power and light, being approached via a private driveway with brick paviour finish and five bar entry gate. The remaining gardens to the front are laid to lawn with mature borders offering privacy. To the rear a pleasant well stocked mature garden with lawned area, sun terrace and attractive views.

SERVICES

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

