



## DIRECTIONS

From our Chepstow office proceed to the village of Shirenewton. As you enter the centre of the village you will see on your left hand side the Tredegar Arms pub, bear immediately right where you will find Tre-Newydd on your right after approximately 40 yards.

## SERVICES

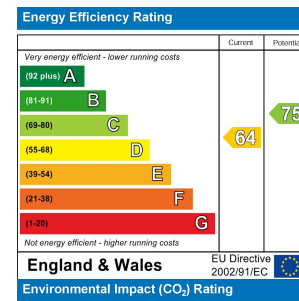
All mains services are connected, to include mains gas central heating.  
Council Tax Band H

## TENURE - FREEHOLD

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



Total area: approx. 253.1 sq. metres (2724.2 sq. feet)



# TRE-NEWYDD, SHIRENEWTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6RG

4 3 3 D

£1,175,000

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.

Tre-Newydd comprises of an individually designed and constructed detached family house dating from the 1960's, originally built by a well-renowned local property developer for himself and his family ensuring the house was constructed to a good standard, also securing one of the most attractive locations within the popular village of Shirenewton.

The village itself is well respected, located in a pretty part of Monmouthshire and offering easy access to the nearby town of Chepstow with good road links via the M48 motorway to the M4, Cardiff, Bristol, local rail and road links.

The current vendors have carried out a thorough renovation of this property, enhancing its many features such as its large gardens and attractively incorporating the contemporary fitments and features throughout. The large hallway gives access to the drawing room, as well as study and kitchen with adjoining family room, the kitchen enjoying an extensive range of good quality appliances. A glazed hallway gives access to the formal dining room. To the first floor an impressive principal bedroom has its own en-suite shower room, with an additional guest bedroom with en-suite shower room, two further bedrooms and well-appointed family bathroom. The house also stands within the aforementioned attractive gardens and grounds with a large double garage.

## OUTSIDE

### GARAGE

**6.15m x 6.00m (20'2" x 19'8")**

Attached double garage of generous proportions with electric up and over door. Also housing the wall mounted gas fired central heating boiler, providing domestic hot water and central heating. An EV car charging point is attached to the garage.

### GARDENS AND GROUNDS

A particularly noteworthy feature of Tre-Newydd are its attractive gardens. The house is approached via a private driveway terminating in a large parking/turning area in period flagstones, a feature which is continued around the house to a large and impressive rear sun terrace with flagstone steps down to the lawned gardens. The gardens are of an extremely generous size with extensive mature hedging ensuring privacy.

### SERVICES

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



**BEDROOM 3**

3.60m x 3.70m (11'9" x 12'1")

A double bedroom with window to rear elevation.

**BEDROOM 4**

2.38m x 3.22m (7'9" x 10'6")

A double bedroom with built-in storage. Window to front elevation.

**FAMILY BATHROOM**

Stylishly appointed with a four-piece suite to include walk-in shower with rainfall head, glass screen, vanity wash hand basin, freestanding bath and low level WC. Two windows to front elevation.



**GROUND FLOOR**

**ENTRANCE HALL**

4.14m x 3.63m (13'6" x 11'10")

A spacious, light and airy reception hall with door to the front elevation. Stairs, with Neville Johnson glass balustrade, to first floor.

**CLOAKROOM/WC**

Appointed with a two-piece suite comprising low level WC and wash hand basin. Window to side elevation.

**DRAWING ROOM**

6.49m x 5.16m (21'3" x 16'11")

An attractive bright and airy main reception room with patio doors to the rear gardens and high level windows to the side elevation. Attractive feature fireplace.



### STUDY

4.24m x 2.55m (13'10" x 8'4")

With window to front elevation.

### KITCHEN/FAMILY ROOM

6.67m max x 9.96m max (21'10" max x 32'8" max)

With a pleasant family seating area with feature fireplace. Window to rear elevation. Open plan to the stylish and well executed kitchen with Franke one and a half bowl single drainer sink unit with hot tap. Twin Miele ovens (one steam), deep heat drawer. Integrated fridge/freezer and utility zone housing washing machine and tumble dryer. The kitchen itself presents very well with a large central island with induction hob and contemporary overhead extractor offering a breakfast bar as well, complimenting the additional range of floor units with extensive quartz work surfacing over. Leading off the kitchen is an impressive :-

### REAR HALLWAY

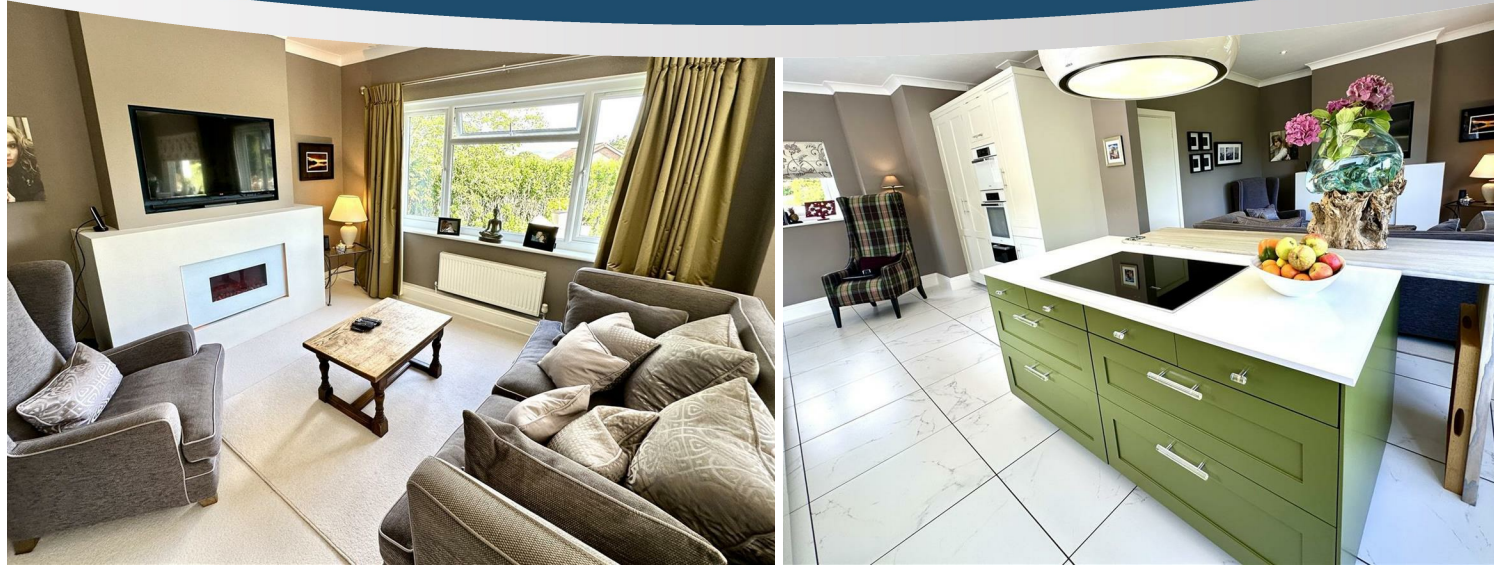
1.76m x 3.46m (5'9" x 11'4")

Glazed to both sides with windows to front and rear and access to the gardens. This leads to:-

### FORMAL DINING ROOM

2.86m x 6.00m (9'4" x 19'8")

An attractive formal dining room with two windows to rear elevation and courtesy door to garage.



### FIRST FLOOR STAIRS AND LANDING

The attractive stairway with glass balustrade gives access to the galleried landing with window seat and window to front elevation. Two useful storage cupboards.

### PRINCIPAL BEDROOM

4.16m x 5.11m (13'7" x 16'9")

A spacious, light and airy main bedroom with windows to rear and side elevations. Range of built-in wardrobes. Door to :-

### EN-SUITE SHOWER ROOM

Stylishly appointed with a three-piece suite comprising vanity wash hand basin, step in shower and low-level WC.

### BEDROOM 2

2.48m x 3.31m (8'1" x 10'10")

A double bedroom with panelling to one wall. Window to rear elevation. Door to :-

### EN-SUITE SHOWER ROOM

Appointed with a two-piece suite comprising step in shower and wash hand basin.

