



## DIRECTIONS

From Chepstow proceed along M48 towards Newport, Join the M4. Take Junction 28 Onto Tredegar Roundabout. Take 2nd exit onto A48. Turn left onto Pencarn Way then take 1st exit at roundabout. At next roundabout take 3rd exit onto Morgraig Ave. At roundabout take 3rd exit onto Grosmont Way. Continue along Grosmont Way where at the end of this road is Bronllys Mews with property on right hand side.

## SERVICES

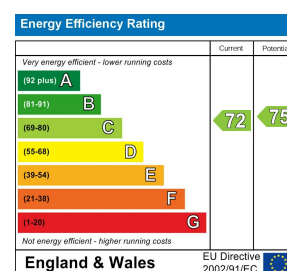
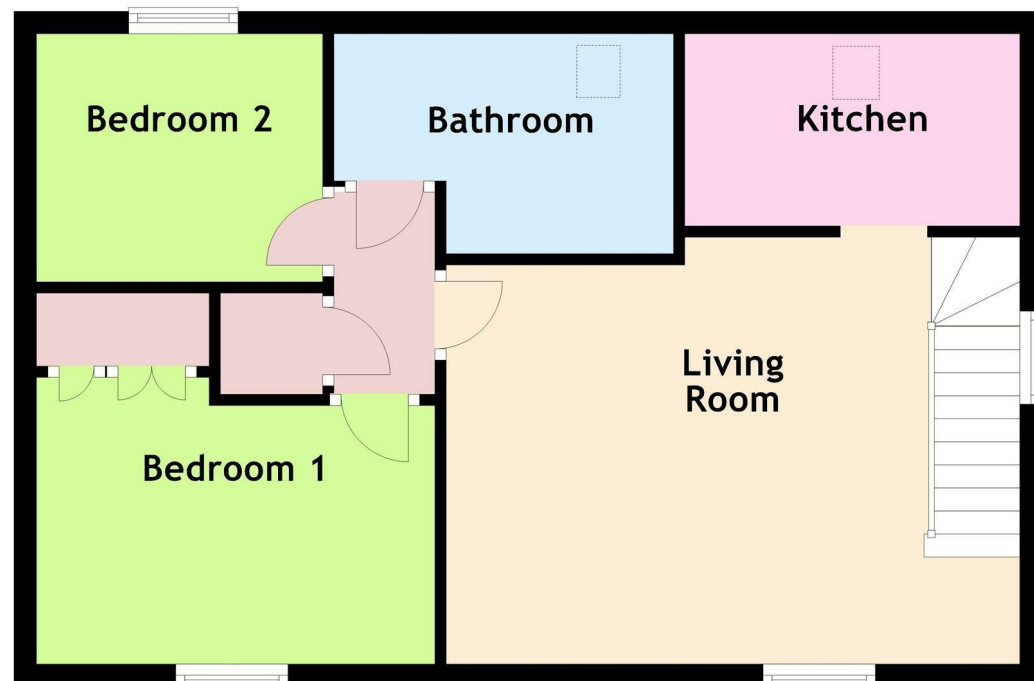
All mains services are connected, to include mains gas central heating.  
Council Tax Band C

## MAINTENANCE AND SERVICE CHARGE

Ground Rent - £260.00 per annum  
Maintenance Charge - £1,000 per annum

## TENURE - LEASEHOLD

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



**11 BRONLLYS MEWS, DUFFRYN, NEWPORT,  
MONMOUTHSHIRE, NP10 8EJ**



**£166,110**

**Sales: 01291 629292  
E: sales@thinkmoon.co.uk**

**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.



Bronllys Mews comprises of a well-presented detached coach house situated in this popular residential location. The property briefly comprises entrance hall with steps to the first floor open to living/dining room, kitchen, inner hallway leading to two bedrooms and bathroom. Outside is an off-road parking to the front and single garage as well as low-maintenance garden to the rear.

Access to the M4 corridor is only a few minutes drive, ideal for commuting whether it may be Newport, Cardiff or Bristol.

**ENTRANCE HALL**

With composite front door. Vinyl flooring and stairs to first floor.

**LIVING/DINING ROOM**

**5.11m max x 3.73m max (16'9" max x 12'2" max)**

A bright and airy reception room with uPVC double glazed windows to front and side elevations.

**KITCHEN**

**2.97m x 1.70m (9'8" x 5'6")**

Appointed with a matching range of base and eye level storage units with ample work surfacing over. Inset one and a half bowl and drainer stainless steel sink unit with chrome mixer tap. Fitted appliances include fridge/freezer, four ring gas hob with stainless steel extractor over and electric fan assisted oven and grill below. Space for washing machine. Part-tiled walls and vinyl flooring. Velux roof light.

**INNER HALLWAY**

Loft access point. Airing cupboard.

**BEDROOM 1**

**3.61m x 2.59m maximum excluding wardrobes (11'10" x 8'5" maximum excluding wardrobes)**

A double bedroom with uPVC double glazed window to front elevation. Built-in wardrobe.

**BEDROOM 2**

**2.57m x 2.21m (8'5" x 7'3")**

A single bedroom with uPVC double glazed window to rear elevation.

**BATHROOM**

**3.02mmax x1.85mmax (9'10"max x6'0"max)**

Comprising a three piece white suite to include low level WC, pedestal wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and chrome mains fed shower over. Part-tiled walls and vinyl flooring. Velux rooflight.

**OUTSIDE**

To the front, the property is approached via a tarmac area with allocated parking for one giving access to the garage. To the rear is a low maintenance level lawned garden.

**GARAGE**

**5.41m x 2.51m (17'8" x 8'2")**

With up and over door, power and lighting. Courtesy door into entrance hall.

**SERVICES**

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

Ground Rent - £260.00 per annum

Maintenance Charge - £1,000 per annum

