



DIRECTIONS

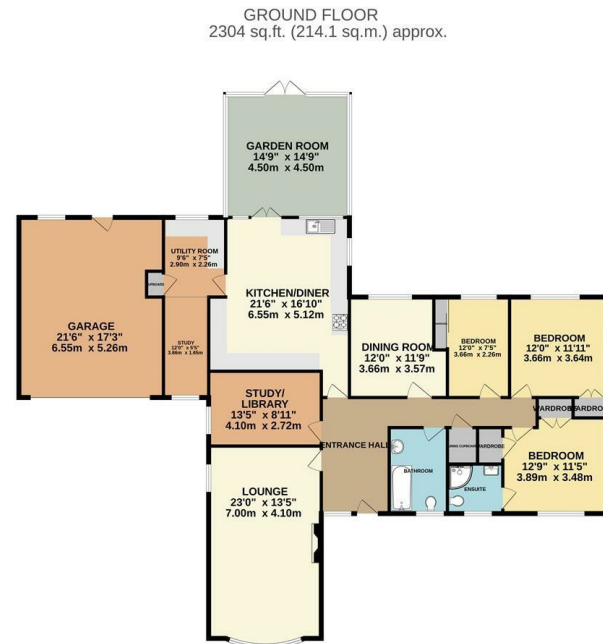
From our Chepstow office proceed on A48 towards Newport, after passing the village of Caerwent, take the turning right to Llanvair Discoed. As you approach Llanvair Discoed, you will find Mountain View on your right hand side opposite the small layby.

SERVICES

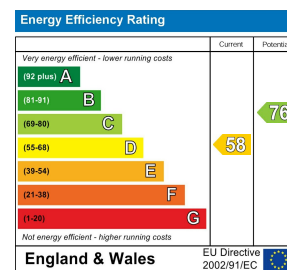
Mains water and electricity. Private drainage (septic tank).
Council Tax Band G.

TENURE - FREEHOLD

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



GROUND FLOOR
2304 sq.ft. (214.1 sq.m.) approx.



TOTAL FLOOR AREA: 2304 sq. ft. (214.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing 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 is as to their operability or efficiency can be given.

DISCLAIMER

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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.



**MOUNTAIN VIEW, LLANVAIR DISCOED,
CHEPSTOW, MONMOUTHSHIRE, NP16 6LX**



£720,000

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

Mountain View comprises an individually designed and constructed detached single storey family home located in the desirable village of Llanvair Discoed, itself positioned between Chepstow and Newport, thus giving excellent access to local amenities, as well as the M48 and M4 motorways.

The surrounding countryside is particularly attractive with many countryside walks and other pursuits. The property stands in very attractive mature private gardens of approximately one third of an acre and enjoys privacy. The property briefly comprises; entrance hall, living room, study/library, kitchen/breakfast room, garden room, dining room, utility room, four bedrooms (one en-suite) and family bathroom.

ENTRANCE HALL
4.32m x 2.13m (14'2" x 7')

A spacious hallway with door and window to front elevation.

LIVING ROOM
7.62m x 4.09m (25' x 13'5")

A lovely bright and sunny principal reception room with bay window to front elevation and window to side. Attractive Minster style fireplace.

STUDY/LIBRARY
3.81m x 3.78m (12'6" x 12'5")

With window to side elevation.

KITCHEN/BREAKFAST ROOM
5.21m x 4.72m (17'1" x 15'6")

Appointed with an extensive range of base and eye level storage units with ample work surfacing over. Four ring gas hob (LPG) with extractor hood over and eye level double oven. Integrated fridge and dishwasher. Inset one bowl and drainer stainless steel sink unit with mixer tap. Attractive ceramic tiled flooring. Window to side elevation and window and double doors to: -

GARDEN ROOM
4.5m x 4.5m (14'9" x 14'9")

A delightful reception room with triple aspect windows across the private gardens. French doors to rear. Tiled flooring.

STUDY
4.42m x 1.63m (14'6" x 5'4")
Window to front elevation. Archway to: -

UTILITY ROOM
Appointed with a range of base and eye level storage units with work surfacing over. One bowl and drainer stainless steel sink unit with taps. Washing machine and fridge to remain as part of the sale. With window to rear elevation.

INNER HALLWAY

DINING ROOM/BEDROOM 3
3.66m x 3.05m (12' x 10')
With window to rear.

BATHROOM
Appointed with a three piece suite to include vanity wash hand basin, inset bath with tiled surround and low level WC. Window to front elevation.

BEDROOM 2
3.66m x 3.58m (12' x 11'9")
A double bedroom with dual aspect windows. Built-in wardrobes.

BEDROOM 4
3.71m x 2.24m (12'2" x 7'4")
With window to rear elevation. Built-in wardrobe.

BEDROOM 1
4.27m x 3.48m (14' x 11'5")
A double bedroom with windows to front and side elevations. Range of built-in wardrobes.

EN-SUITE SHOWER ROOM
Appointed with step-in shower, low level WC and wash hand basin. Window to front.

OUTSIDE

GARDENS AND GROUNDS
A most attractive feature of the property are its private and mature gardens. To the front with established hedging offering privacy, and driveway leading to a detached garage with ample parking and turning. The front garden is otherwise mainly laid to lawn with mature trees and shrubs. To the rear is a large private garden laid extensively to lawn with sun terrace, raised borders, mature range of trees, shrubs and mature hedging once again offering privacy.

SERVICES
Mains water and electricity. LPG gas. Private drainage (cesspit).

