



DIRECTIONS

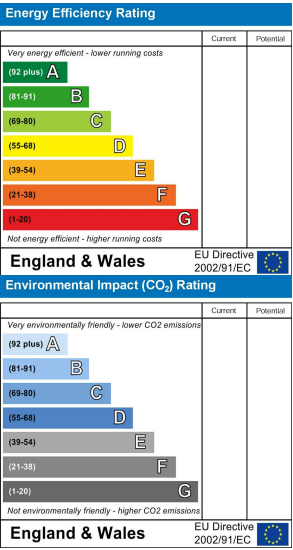
From our Chepstow office proceed along the main Chepstow to Usk road, bearing left up to the village of Shirenewton. At the central cross roads (with the Tredgar Arms pub on your left) continue onto the Crick Road, where you will find the property on your left hand side.

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 : 1842 sq.ft. (171.1 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 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.

Made with Metreplan (c)2005

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.



THE LAURELS SHIRENEWTON, CHEPSTOW,  
MONMOUTHSHIRE, NP16 6RQ



£725,000

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



Occupying a prominent position within the desirable Monmouthshire village of Shirenewton, The Laurels is one of two individually designed detached executive family homes built in the 1980's and affording well-planned living accommodation, enjoying sizeable mature gardens. The layout briefly comprises to the ground floor, reception hall, generous lounge, dining room, open plan kitchen/breakfast room, study, WC/cloakroom, utility, pantry and store room, whilst to the first floor there are four double bedrooms (principal with en-suite) and a family bathroom. The property further benefits a private extensive driveway, integral garage and beautifully landscaped rear gardens that also enjoy panoramic views across the village and surrounding countryside. The property offers excellent potential to extend and re-configure to create a sizeable residence, as well as catering for multi-generational living needs if desired. We would strongly recommend an internal viewing to appreciate what this property has to offer.

Being situated in Shirenewton a range of local facilities are close at hand in nearby Chepstow and Monmouth, to include primary and secondary schools, doctor and dental surgeries, as well as a variety of shops, pubs and restaurants. There are good bus, road and rail links in the nearby towns, with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

## OUTSIDE

### GARDENS

To the front is a sizeable low maintenance area comprising extensive private parking area for several vehicles. Area laid to lawn bordered by a mature range of plants, shrubs and trees. Feature stone wall to front and side boundary, as well as timber fencing to the other side. Rear garden comprises a sizeable paved patio area perfect for dining and entertaining, steps lead down to generous area laid to lawn providing a perfect blank canvas for a garden enthusiast or indeed a space for children to play. Feature pond with attractive stone surround. Range of mature plants, flowers and shrubs. Further patio areas to both sides, enjoying sunny spots. Fully enclosed by hedgerow, timber fencing and feature stone wall.

### SINGLE GARAGE

With manual up and over door, power and light.

### SERVICES

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





### BEDROOM 3

A double bedroom with window to rear elevation with fantastic panoramic views.

### BEDROOM 4

A double bedroom with window to front elevation.

### FAMILY BATHROOM

A spacious bathroom, currently comprising a three-piece suite to include pedestal wash hand basin, low level WC, panelled bath with mains fed shower unit over, glass shower screen and tiled surround. Frosted window to side elevation. Tiled floor. There is a potential to reconfigure and to insert a four-piece suite if desired.

### GROUND FLOOR

#### STORM PORCH

With door to: -

#### ENTRANCE HALL

A welcoming reception hall with half-turn staircase. Useful understairs storage area.

#### CLOAKROOM/WC

Low level WC and wall-mounted wash hand basin with tiled splashback. Frosted window to front elevation.

#### STUDY

Ideal everyday homeworking space with window to front elevation.

#### LIVING ROOM

A sizeable and very well-proportioned formal reception room with feature exposed stone fireplace with working chimney and free-standing log effect electric fire in front. Two windows to side and rear as well as French doors leading out to rear patio area, enjoying views over private garden.

#### DINING ROOM

A formal dining room offering flexible potential depending on requirements. Window to front elevation.





### KITCHEN/BREAKFAST ROOM

Appointed with an extensive range of solid wooden base and eye level storage units with ample laminate worktops over and tiled splashbacks. Inset one and half bowl and drainer stainless steel sink unit with mixer tap. Free-standing gas range cooker with extractor fan over. Space for dishwasher. Integrated AEG electric oven and concealed extractor over along with integrated fridge. Space for dining table. Tiled floor. Window to rear elevation. Door to: -

### UTILITY ROOM

Benefitting base and eye level storage units with laminate worktop and tiled splashbacks. Inset stainless steel sink with drainer. Space and plumbing for washing machine and tumble dryer, fridge and freezer. Tiled floor. Window and door to rear elevation. Door to: -

### PANTRY

With loft access, courtesy door to garage and door to: -

### HOBBY ROOM

Currently utilised as a store room.



### FIRST FLOOR STAIRS AND LANDING

Spacious landing area with window to side elevation. Loft access point and large built-in airing cupboard with inset shelving, housing Worcester-Bosch gas combination boiler.

### PRINCIPAL BEDROOM

A delightful well-proportioned double bedroom with window to rear elevation overlooking the surrounding countryside.

### EN-SUITE

Comprising a two-piece suite to include corner shower cubicle with mains fed shower unit and wash hand basin inset to vanity unit with mixer tap. Tiled walls and slate tiled floor.

### BEDROOM 2

A generous double bedroom with window to front elevation.

