



DIRECTIONS

From our Chepstow office proceed from the St. Lawrence roundabout along the A48 towards Newport, upon entering the village of Pwllmeyric continue down the hill, where you will find Pwllmeyric House on your left-hand side, just below the entrance to Badgers Meadow.

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.



PWLLMEYRIC HOUSE, PWLLMEYRIC, CHEPSTOW, MONMOUTHSHIRE, NP16 6LE

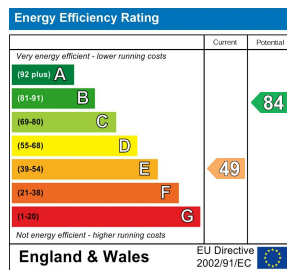
4 1 2 E

£535,000

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TOTAL FLOOR AREA: 2542 sq.ft. (236.1 sq.m.) approx.
While 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.
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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.

Pwllmeyric House comprises a spacious detached three storey family home of considerable character and charm, believed to be one of the oldest properties within this popular village. This much loved accommodation offers potential for updating and extension, if required. The property currently affords to the ground floor: large entrance hall with attractive period panelling, spacious drawing room, formal dining room, good size family kitchen and bathroom whilst to the first floor are three double bedrooms and cloakroom/WC, along with two further large rooms to the attic floor. The property also benefits from a large attached garage/workshop, and a large room above the kitchen, which offers scope for further accommodation, if required, subject to necessary planning consent.

The property stands in attractive gardens with parking to the front, mature borders and charming enclosed garden to the rear. Viewing is highly recommended.

Pwllmeyric is a popular village located approximately 1 mile from the historic town of Chepstow, thus offering easy access to local schools, shopping and other amenities, as well as road access to the M48 motorway, bringing Cardiff and Bristol within commuting distance. Good rail links are found in Newport and nearby Bristol Parkway.

Monmouthshire is a very sought-after county offering both convenience and beautiful countryside.

GROUND FLOOR

ENTRANCE HALL

Spacious entrance hall with quarry tiled flooring and door to front elevation. Stairs to first floor with attractive panelling to the stair wall. Stable door to rear garden.

DRAWING ROOM

5.12m x 3.64m (16'9" x 11'11")
A impressive room with dual aspect windows to front and rear elevations. Feature fireplace with open fire.

DINING ROOM

5.12m x 3.55m (16'9" x 11'7")
With dual aspect windows to front and rear elevations. Feature fireplace with open fire.

KITCHEN

5.12m x 2.86m (16'9" x 9'4")
A spacious kitchen with an extensive range of base and eye level storage units with ample work surfacing over. One bowl and drainer stainless steel sink unit with taps. Gas fired boiler providing domestic hot water and central heating. Window and door to front elevation and door to rear. Double doors to garage.

BATHROOM

A spacious ground floor bathroom comprising panelled bath, low level WC and pedestal wash hand basin. Fully tiled walls and flooring. Frosted window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

A large landing with window to rear elevation gives access to the principal bedrooms. Door to attic rooms.

BEDROOM 1

5.12m x 4.56m (16'9" x 14'11")
A spacious double bedroom with dual aspect windows to front and rear elevations. Wash hand basin. Storage cupboards.

BEDROOM 2

5.12m x 3.55m (16'9" x 11'7")
A generous double bedroom with dual aspect windows to front and rear elevations. Airing cupboard. Wash hand basin.

BEDROOM 3

4.36m x 3.29m (14'3" x 10'9")
A double bedroom with window to front elevation. Wash hand basin

CLOAKROOM/WC

Appointed with low level WC and wash hand basin.

SECOND FLOOR STAIRS AND LANDING

Leading immediately into a large attic bedroom (7.36m x 4.06m) with window to front elevation. Ample scope for

provision of additional bathroom facilities if required. Leading off this room there is also another good-sized room with window to front elevation. Both of these rooms benefit from ample eaves storage space.

OUTSIDE

GARAGE

5.12m x 3.60m (16'9" x 11'9")
A substantial attached garage with courtesy door to the kitchen. Up and over door, power and light.

FIRST FLOOR STOREROOM

Above the kitchen is a useful and spacious storeroom with first floor access door. This could easily be incorporated into the main house to provide further accommodation, if required.

GARDENS AND GROUNDS

Pwllmeyric House stands in mature private gardens to the front with driveway and parking, along with lawned area with mature trees, shrubs and flowering plants. To the rear a pretty and enclosed rear garden with a southerly aspect, laid to lawn with mature trees and shrubs.

SERVICES

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

