

DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto Welsh Street. Continue to the roundabout turning left and then taking the first right towards Shirenewton. Continue to the village taking the first available left heading into Shirenewton, proceed up the hill turning left at the sharp right hand turn on to the single track lane where you will find the property on the left.
what3words.com/foil.spirit.allies

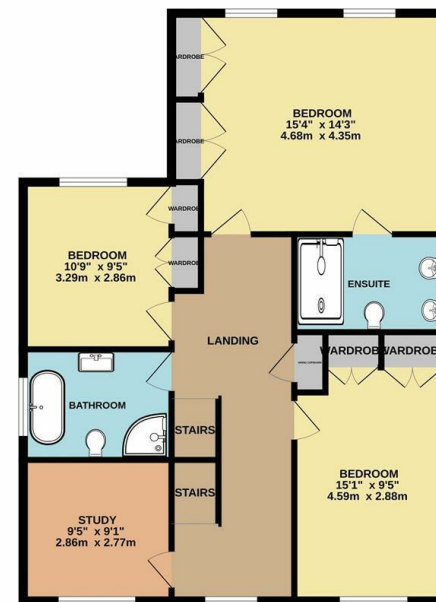
TENURE - FREEHOLD

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

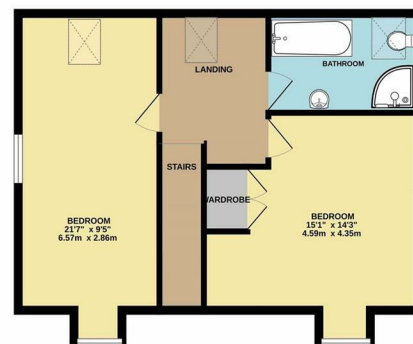
GROUND FLOOR
1327 sq.ft. (123.3 sq.m.) approx.



1ST FLOOR
906 sq.ft. (84.2 sq.m.) approx.



2ND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TY CANOL SHIRENEWTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6AQ

5 bedrooms, 3 bathrooms, 2 living areas, C energy rating

£815,000

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		

Occupying a desirable position on the edge of the highly sought after village of Shirenewton, this exceptional family home enjoys a wonderful rural setting while remaining within easy walking distance of the village's amenities. The spacious and beautifully presented accommodation comprises, to the ground floor, entrance porch which leads into the spacious and light versatile reception room. The elegant living room features bi-fold doors to the rear garden, the well appointed kitchen with glass sun room provides a sociable dining area, with separate utility room and cloakroom. To the first floor the principal bedroom benefits built-in wardrobes and an en-suite shower room, three further bedrooms share the spacious family bathroom. The second floor provides two double bedrooms, one of which is currently used as the home office, with four-piece bathroom creating an ideal home for modern family living.

Approached via a quiet country lane, Ty Canol is accessed via a shared driveway leading to private parking area with detached double garage. Private gardens to the front and the rear which is predominantly laid to lawn with mature flower beds and a private decked area with fantastic views over the surrounding countryside.

Shirenewton offers a well regarded primary school, historic church, popular gastro pub, an active village hall, and recreation grounds. The property is conveniently located approximately five miles from Chepstow and the M48 Severn Bridge, providing excellent transport links for commuters travelling to Bristol, London, Newport, and Cardiff.

OUTSIDE

DOUBLE GARAGE

5.64m x 5.05m (18'6" x 16'7")

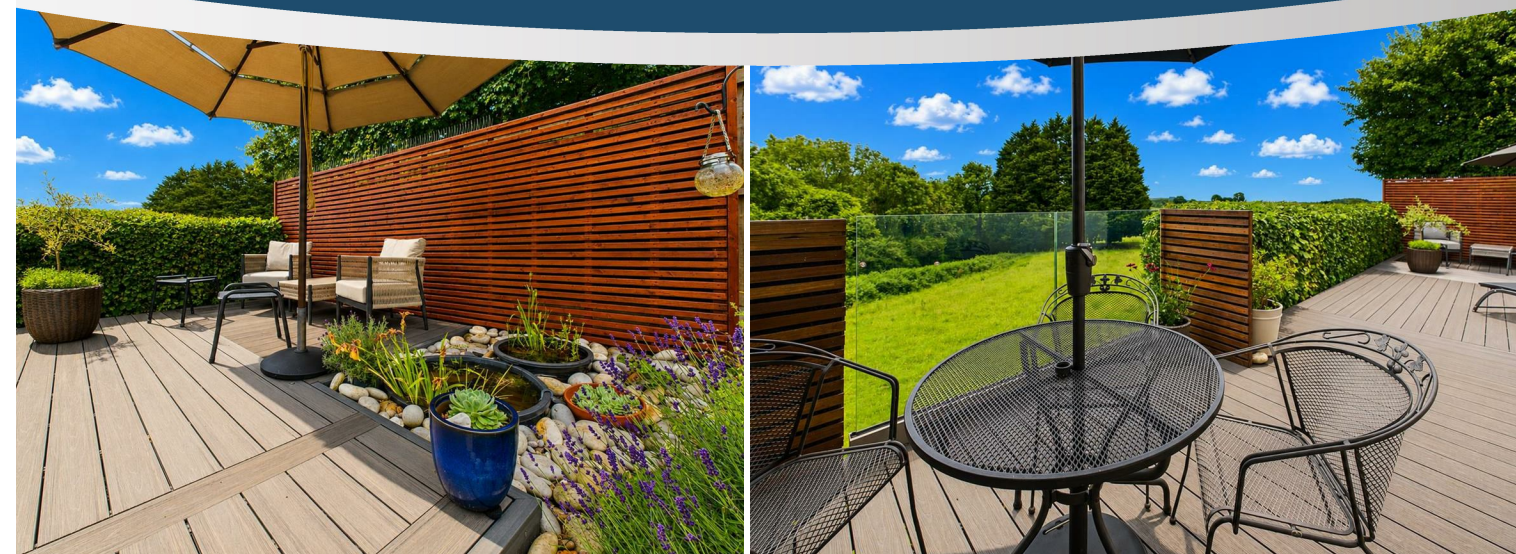
To the side of the property, a generous tarmac driveway provides off-road parking for several vehicles and leads to the detached double garage. The garage is equipped with electric up-and-over doors, with power and lighting. Window to rear elevation.

GARDENS

The gardens have been thoughtfully designed for ease of maintenance. The front garden is mainly laid to lawn with mature hedges, shrubs and trees with a gravelled pathway leading to the front entrance door. To the rear, a beautifully landscaped, level garden features a well-maintained lawn complemented by two generous decked seating areas, perfectly positioned to take advantage of the sunny aspect. This inviting outdoor space is ideal for relaxing, entertaining family and friends, or enjoying al fresco dining. Adding to its appeal, the rear garden enjoys delightful views across open countryside towards Gaer Hill and Chepstow Park Woods, creating a peaceful and picturesque backdrop.

SERVICES

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



FAMILY BATHROOM

The family bathroom is beautifully appointed with a stylish four-piece suite comprising a separate shower cubicle, low-level WC, elegant roll-top bath with mixer tap and shower attachment, and a vanity wash hand basin. Fully tiled walls and flooring. Heated towel rail. Window to side elevation.

SECOND FLOOR STAIRS AND LANDING

With Velux roof light and loft access.

BEDROOM 4

6.58m x 2.87m (21'7" x 9'5")

A spacious and versatile room enjoying a dual aspect with windows to the front and side elevations along with a Velux roof light.

BEDROOM 5

4.60m x 4.34m (15'1" x 14'3")

A well-proportioned room enjoying a dual aspect with windows to the front and side elevations. The room also benefits from built-in wardrobes.

BATHROOM

The bathroom is fitted with a four-piece suite comprising a separate shower cubicle, panelled bath with mixer tap and shower attachment, low-level WC, and wall-mounted wash hand basin. Heated towel rail. Fully tiled walls and tiled floor. A Velux roof light floods the room with natural light.



GROUND FLOOR

ENTRANCE PORCH

Entered via a welcoming entrance door with glazed panels to either side. Two Velux roof lights, allowing plenty of natural light into the space. The entrance porch benefits from two useful built-in storage cupboards. Engineered oak flooring. Open through to:-

DRAWING ROOM

8.33m x 5.72m (27'4" x 18'9")

A bright and welcoming reception room enjoying a dual aspect with windows to the front and side elevations. Engineered oak flooring. Staircase to the first floor. Double doors provide access to both the kitchen and the living room.

LIVING ROOM

5.26m x 4.85m (17'3" x 15'11")

A spacious and beautifully light-filled room with an attractive feature fireplace with inset gas fire. Large bi-fold doors open onto the rear decking, extending the living space outdoors and making it ideal for entertaining or relaxing during the warmer months. Glazed double doors lead through to the breakfast/sun room.



KITCHEN

5.11m x 2.87m (16'9" x 9'5")

Beautifully appointed and fitted with an extensive range of base and full-height storage units complemented by generous work surfaces. A one and a half bowl sink with mixer tap is inset into the worktop, while integrated appliances include a five-ring gas hob with extractor hood above, a built-in eye level Neff double oven, and a dishwasher. There is also space for a full-height fridge/freezer. Engineered oak flooring. Window to side elevation. A door provides access to the utility room, while the kitchen flows seamlessly through to:-

BREAKFAST/SUN ROOM

2.46m x 2.44m (8'1" x 8'0")

A bright and versatile space with patio doors opening directly onto the rear garden. Engineered oak flooring.

UTILITY ROOM

2.87m x 2.01m (9'5" x 6'7")

The utility room is fitted with a range of base and eye-level storage units with ample work surfaces. Inset sink unit with mixer tap adds further convenience, while there is space and plumbing for a washing machine. A useful cupboard houses the Worcester combination boiler.

CLOAKROOM/WC

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

FIRST FLOOR STAIRS AND LANDING

The landing provides access to all first-floor accommodation and benefits from a useful airing cupboard housing the hot water cylinder. Staircase to second floor. Window to front elevation.

BEDROOM 1

4.67m x 4.34m (15'4" x 14'3")

A generous principal bedroom featuring an excellent range of fitted wardrobes, providing ample hanging and storage space. Two windows to the rear elevation enjoy views across open countryside. A door leads through to:-

EN-SUITE SHOWER ROOM

Appointed with a modern three-piece suite comprising a spacious walk-in shower, low-level WC, and twin vanity wash hand basins, offering both style and practicality. Heated towel rail. Fully tiled walls and flooring. Window to the side elevation.

BEDROOM 2

4.60m x 2.87m (15'1" x 9'5")

A well-proportioned double bedroom benefiting from an extensive range of fitted wardrobes. Window to the front elevation.

BEDROOM 3

3.28m x 2.87m (10'9" x 9'5")

A comfortable double bedroom fitted with a range of built-in wardrobes. A window to the rear elevation enjoys pleasant views.

STUDY

2.87m x 2.77m (9'5" x 9'1")

A well-proportioned room with dual aspect windows to the front elevation. Ideal as a guest bedroom, play room, or home office, offering versatility to suit a variety of needs.

