



## DIRECTIONS

From our Chepstow office proceed along the main Chepstow to Usk road for approximately 3.5 miles, bear left towards Shirenewton/Mynyddbach taking the first turning right at the bus shelter. Proceed up Mynyddbach Hill. At the top of the hill, just past the old school, turn right, proceed down this driveway, bearing right where you will find Berrylands at the end of the drive.

## SERVICES

All mains services are connected and include gas central heating.

2021/2022 Council Tax Band H

## TENURE - FREEHOLD

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		72	
(69-80) C			
(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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			91
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**BERRYLANDS MYNYDDBACH, SHIRENEWTON,  
CHEPSTOW, MONMOUTHSHIRE, NP16 6RP**

5 3 2 C

**OFFERS IN EXCESS OF £850,000**

Sales: 01291 629292  
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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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**PLEASE NOTE**  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

**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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



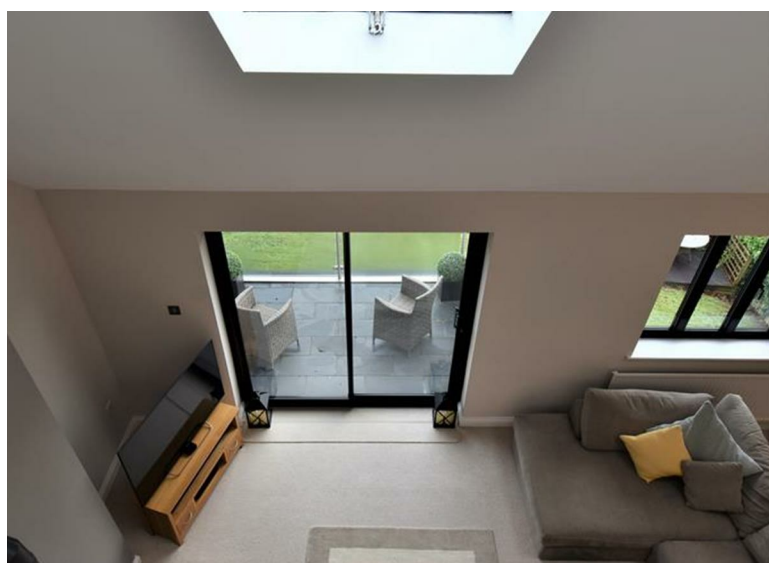
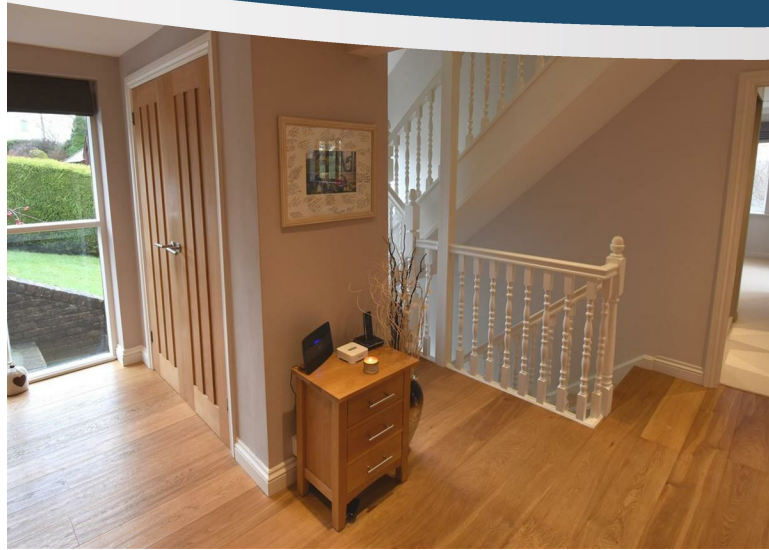
Berrylands comprises of an individually designed and constructed, contemporary family home occupying a superb position within this sought after village and benefiting from extensive views over the unspoilt local countryside. Although dating from the 1980s, this property has undergone a recent thorough and comprehensive refurbishment to provide stylish, spacious and attractive contemporary accommodation over three floors. At present offering reception hall, drawing room, 5 bedrooms (2 en-suite), attractive principal bathroom, superb kitchen with adjoining family room and conservatory. The property also benefits from a double garage including a purpose built utility area and attractive gardens. The refurbishment includes many attractive features to include glass balustraded balcony, low voltage halogen spotlights and quality solid oak doors throughout, superb kitchen, bathroom and en-suite to mention but a few of the enhancements. Viewing is highly recommended.

Mynyddbach and Shirenewton are two sought after villages located approximately 4 miles from the historic town of Chepstow and its attendant range of facilities. The villages benefit from a well-respected junior/primary school. Chepstow itself is well positioned with excellent road access via the M48 motorway to Cardiff and Bristol.

## GROUND FLOOR

### RECEPTION HALL

With oak entrance door, picture window to side elevation, cloaks storage cupboard, stairs off, courtesy door to garage.



## OUTSIDE

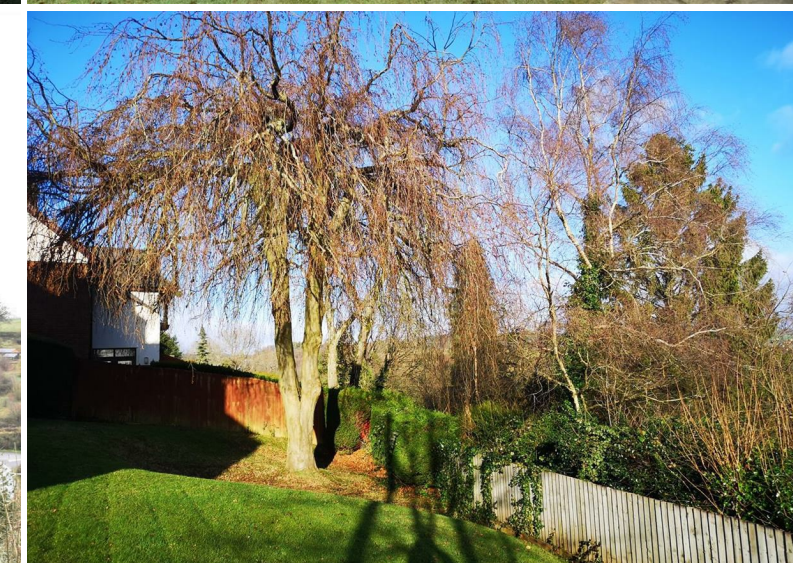
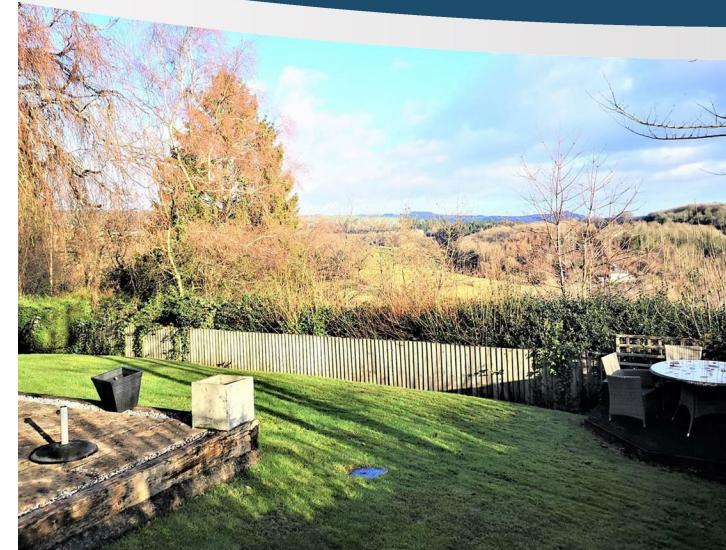
### GARAGE

Integral double garage with up and over door, power and light, being approached via a brick pavior driveway offering ample parking space. Purpose built utility area providing access to garden.

### GARDENS & GROUNDS

The property stands in attractive lawned gardens, mainly enjoying pleasant rural aspects with large Weeping Willow, sun terrace and decked seating area.

There is also a pleasant enclosed garden leading off the guest suite.





#### BEDROOM 4

13'2" x 7'9"

With window to front elevation.

#### BEDROOM 5

10'7" x 10'5"

With window to front elevation.

#### FAMILY BATHROOM

Superbly appointed with a three piece suite comprising double-ended bath with tiled surround, floating vanity wash hand basin and low-level w.c., window to side elevation, ceramic tiled finish to walls and flooring, heated towel rail.

#### CLOAKROOM & WC

White two piece suite, porcelain tiles to walls and floor and recessed shelf feature.

#### DRAWING ROOM

20'10" x 14'0"

A splendid full height reception with two conservation roof lights, window to rear elevation, patio doors to balcony with extensive rural views, attractive contemporary wood burning stove. Balcony with stainless steel and glass balustrade, riven slate floor tiles.

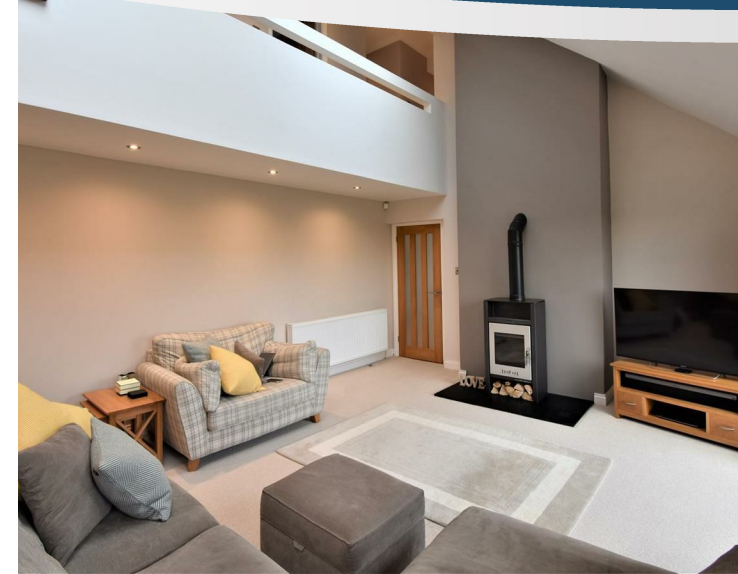
#### PRINCIPAL BEDROOM SUITE

13'2" x 12'2"

With bay window to rear elevation with open views, French doors to balcony with extensive views..

#### EN-SUITE SHOWER ROOM

Stylishly updated with a three piece suite with double step-in shower cubicle with glazed screen, fully ceramic tile finish to walls and flooring, wash hand basin and w.c., heated towel rail, low voltage spotlights.





## GUEST SUITE

11'1" x 10'5"

With patio doors to rear garden.

## EN-SUITE SHOWER ROOM

Tastefully appointed with an updated three piece suite comprising step-in shower cubicle, low-level w.c. and wash hand basin, large mirror, extensive wall tiling, heated towel rail.

## LOWER GROUND FLOOR

Approached by well-lit stair hall with window to side.

## FAMILY/DINING ROOM

20'10" x 13'8"

Adjacent to the kitchen, this is a most useful room offering a variety of uses, window to rear elevation, conservatory leading off 10'11" x 8'0" (3.35m x 2.44m) with fully opening patio doors to garden. In the family room there is also an attractive contemporary gas fire installation.



## FIRST FLOOR STAIRS & LANDING

With stairs off the main reception hall to large galleried landing overlooking the drawing room.

## BEDROOM 3

14'3" x 15'7"

With velux roof light.

## KITCHEN/BREAKFAST ROOM

18'1" x 13'1"

Superbly appointed with a stylish range of base and eye-level storage units with ample work surfacing over, integrated range of appliances to include Bosch double oven, 2 ring gas hob with 4 ring ceramic induction hob with extractor hood over, dishwasher and American-style fridge-freezer. Ceramic tiled flooring, inset one and a half bowl single drainer sink unit, window to rear elevation, glazed door to side elevation, spotlighting.

