



### DIRECTIONS

From our main Chepstow office, proceed along the A48 towards Newport. Upon entering the hamlet of Crick, turn right, proceed along the main road towards the village of Shirenewton. When you drive into the village, you will find 1 Holly Cottages on your right hand side.

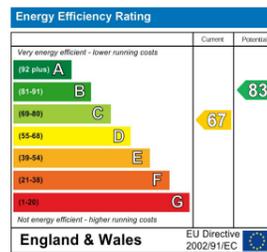
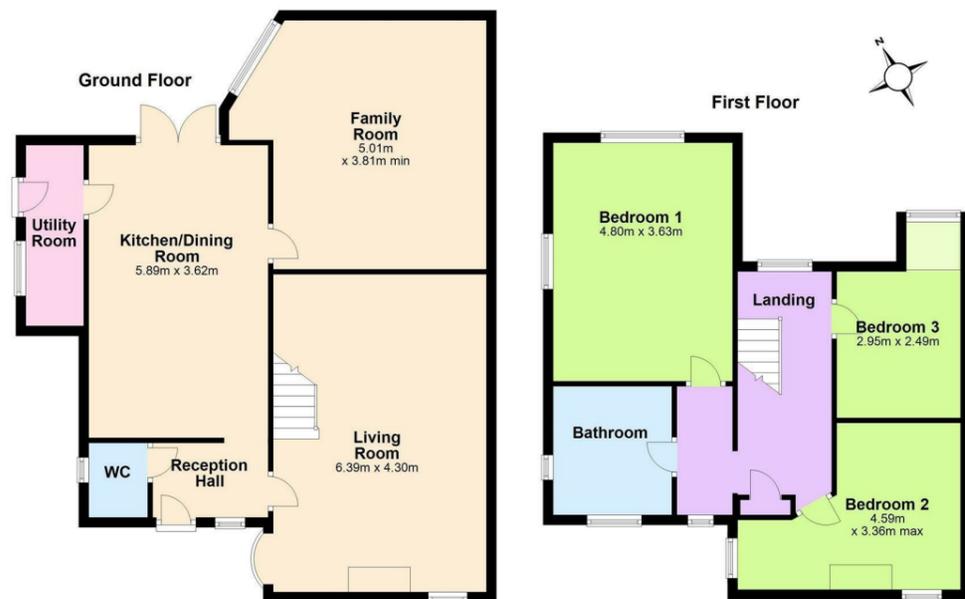
### SERVICES

All mains services are connected to include gas central heating.

2021/2022 Council Tax Band F

### TENURE - FREEHOLD

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



# 1 HOLLY COTTAGES SHIRENEWTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6RJ



£555,000

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.

1 Holly Cottage comprises a charming extended and renovated semi-detached cottage enjoying an enviable location within the sought after village of Shirenewton. The village itself enjoying a pretty location within Monmouthshire countryside, and conveniently close to the historic town of Chepstow with its attendant range of facilities. The village also boasts two public houses, along with reputable village school. The accommodation has been tastefully renovated to provide comfortable family accommodation along with modern amenities such as the stylish kitchen.

## GROUND FLOOR

### ENTRANCE HALL

With door to front elevation. Slate flooring. Window to front.

### CLOAKROOM & WC

With low level WC and wash hand basin. slate flooring. Window to side elevation.

### LIVING ROOM

20'0" x 14'1"

A most attractive principal reception room with extensive range of built-in book shelving. Shuttered windows to front and side elevations. Working feature fireplace with attractive fire grate. Stairs off: -

### KITCHEN/DINING ROOM

19'6" x 12'1"

With good range of contemporary base and eye level storage with large island, work surfacing over. Slate flooring. Window to side elevation. French doors to rear garden. Integrated fridge/freezer along with hob and oven. Inset one and a half bowl sink unit.

### UTILITY ROOM

With door to side elevation. Space for washing machine and tumble dryer. Wall mounted gas fired boiler, providing domestic hot water and central heating. Slate flooring.

### SITTING ROOM

16'6" x 13'1"

A most pleasant reception room leading off the kitchen with exposed wood flooring. Wood burning stove. Exposed stonework to one wall. Window to rear garden.

### FIRST FLOOR STAIRS AND LANDING

With windows to rear and front elevations. Attractive wood flooring. Airing cupboard.

### BEDROOM 1

15'9" x 11'9"

With windows to rear and side elevations.

### BEDROOM 2

15'1" x 11'0"

With windows to front and side elevations. Exposed ceiling beams.

### BEDROOM 3

9'0" x 8'2"

With window to rear elevation. Exposed ceiling beams.

### BATHROOM

A spacious well appointed bathroom with four piece suite comprising a step-in shower, panelled bath low level WC and wash hand basin. Part shuttered windows to front and side elevations.

### OUTSIDE

### PARKING

1 Holly Cottage benefits from a side driveway with ample parking for several vehicles, giving access to the single car garage with side hinged door, power and light.

### GARDENS

The gardens are principally located to the rear of the property with an attractive paved and slate seating area leading down to the large lower lawns with attractive views across the village.

