



### DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto Welsh Street. Proceed along this road where at the roundabout take the first exit. Take the first right turning and continue along the Usk Road towards the village of Shirenewton. Take the left-hand turn towards the village and proceed up the hill into the centre of Shirenewton, where you will find the property, parking is at the rear.

### SERVICES

All mains services are connected, to include mains gas central heating.  
Council tax band F.

### TENURE - FREEHOLD

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



## HILL VIEW COTTAGE, SHIRENEWTON, CHEPSTOW, NP16 6RQ



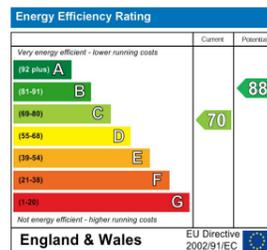
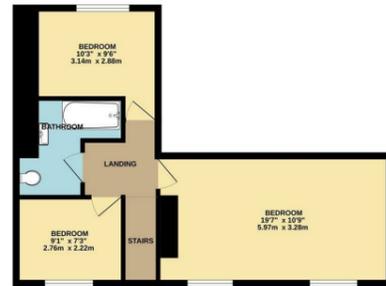
£400,000

Sales: 01291 629292

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GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 for 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.

This delightful mid-terraced cottage enjoys a prime position in the heart of Shirenewton, one of the area's most sought after villages. The cottage offers lots of character, comfort and convenience and is being sold with the benefit of no onward chain.

The property briefly comprises spacious sitting room with feature stone fireplace, leading into the modern kitchen/diner which provides access to the first floor and also the rear garden. To the first floor, there are two double bedrooms, a single bedroom and a contemporary style bathroom. Outside, the cottage features low maintenance gardens to the front and rear. The terraced rear garden provides a private space to enjoy and benefits from steps leading up to the private parking area.

Being situated in Shirenewton, a number of facilities are close at hand to include well renowned primary school and local pub, with a further range of facilities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

## GROUND FLOOR

### SITTING ROOM

**5.97m x 3.28m (19'7" x 10'9")**

Door and two windows with shutters to front elevation. Feature fireplace with exposed stone and inset electric log burner. Wood effect flooring. Archway to: -

### KITCHEN/DINING ROOM

**7.09m x 3.66m (23'3" x 12'0")**

Appointed with a matching range of base and eye level storage units with Corian work surfacing over and subway style tiled splashbacks. Belfast sink with chrome mixer tap. Four ring electric hob with stainless steel and glass extractor over and oven below. Built-in dishwasher, washing machine and fridge/freezer. Understairs storage cupboard. Door and window to rear elevation and window to front. Tiled stone floor.

## FIRST FLOOR STAIRS AND LANDING

### BEDROOM 1

**5.97m x 3.28m (19'7" x 10'9")**

A spacious double bedroom with two windows to front elevation with shutters. Loft access point. Wood effect flooring.

### BEDROOM 2

**3.12m x 2.90m (10'3" x 9'6")**

A double bedroom with window to rear elevation with shutters and Velux rooflight. Loft access point.

### BEDROOM 3

**2.77m x 2.21m (9'1" x 7'3")**

Currently utilised as a home office with window to front elevation with shutters.

### FAMILY BATHROOM

Appointed with a three-piece suite to include panelled bath with chrome mixer tap, chrome rainfall overhead shower plus handheld shower attachment and glass shower screen, pedestal wash hand basin with chrome mixer tap and inset low-level WC. Part-tiled walls and ceramic tiled floor. Velux rooflight.

### GARDENS

To the front an area laid to chipped stone and flagstone pathway leading up to the front door. To the rear is a low-maintenance terraced garden with two patio areas and steps leading up to the parking.

### SERVICES

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

