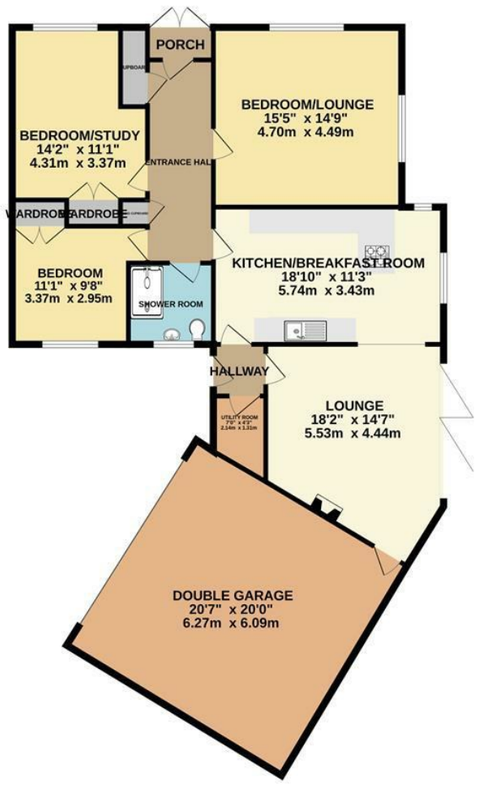
DIRECTIONS

From Chepstow High Street proceed along Welsh Street, at the end of Welsh Street take the first exit at the roundabout and then first right onto the Usk Road. Proceed along this road without deviation where upon reaching the village of Shirenewton turn left and then immediately right into Mynyddbach onto Old School Hill, where the property can be found on your left.

TENURE - FREEHOLD

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

GROUND FLOOR
1528 sq.ft. (142.0 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (142.0 sq.m.) approx.

Whilst 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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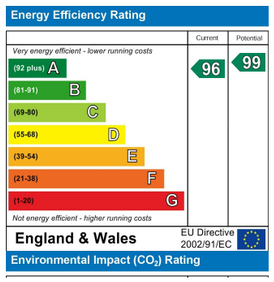


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.

MOON&CO

LONG LAST, MYNYDDBACH, SHIRENEWTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6RP

3 1 1 A

£479,950

Sales: 01291 629292
E: sales@thinkmoon.co.uk

Occupying a pleasant and elevated position within this desirable village location within easy reach of Chepstow and the motorway network, Long Last comprises a detached sizeable bungalow constructed in the late 1970's affording fantastic panoramic views across open countryside and deceptively spacious and versatile living accommodation, to be utilised as either a two or three double bedroom property depending on personal requirements. The current layout briefly comprises front porch leading into welcoming reception hall, dual aspect lounge/third bedroom affording outstanding far reaching views, two further double bedrooms both with fitted wardrobes, contemporary shower room, fantastic open plan kitchen/breakfast room, lounge/dining room with feature wood burner and bi-fold doors to garden as well as a rear hall and a WC/utility room. The property further benefits an integral double garage with electric roller shutter door and private driveway parking for at least two vehicles with wrap around gardens to the front, side and the rear. The property is finished to a particularly high standard to include underfloor heating throughout and will no doubt suit a variety of markets.

The property is situated in the the sought after hamlet of Mynyddbach which adjoins the well-renowned village of Shirenewton. Both villages enjoy facilities to include recreation hall, three public houses as well as a primary school. The nearby centre of Chepstow, located approximately 4 miles from the village provides a good range of shopping facilities along with access to the M48 motorway junction.

OUTSIDE

GARDENS

The front garden comprises a sizeable area laid to lawn bordered by an attractive range of plants and shrubs with feature low level stone wall to the front boundary with hedgerow to one side and mature hedgerow and shrubs to the other side. Steps lead up to the front entrance of the property. Access to either side leading to the south westerly facing rear garden which is a perfect private spot for dining and relaxing. There is a contemporary good sized paved terrace area bordered by a feature low-level stone wall making this an ideal alfresco dining location. There is also a level area laid to lawn bordered by a mature range of shrubbery and hedgerow, enclosed by timber fencing and attractive exposed stone wall providing privacy. Furthermore, there is a useful wooden shed in the far rear boundary for storage.

DOUBLE GARAGE
6.27m x 6.10m (20'7" x 20")

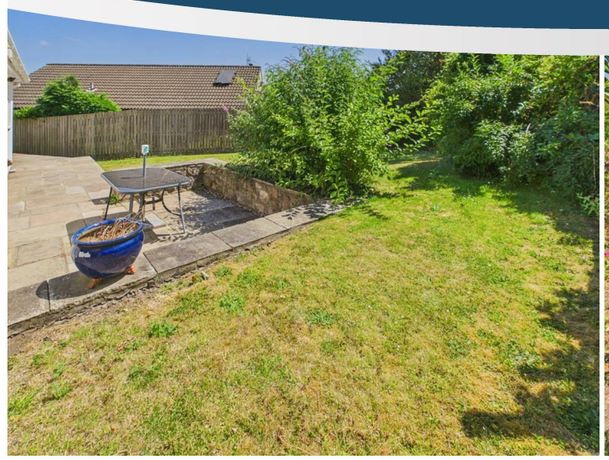
At the side of the property there is a tarmac driveway providing off-street parking for at least two vehicles which leads to the double garage with electric up and over door. A superb space for parking cars, workshop space or indeed potential for conversion subject to necessary consent. EV charger point and a home battery.

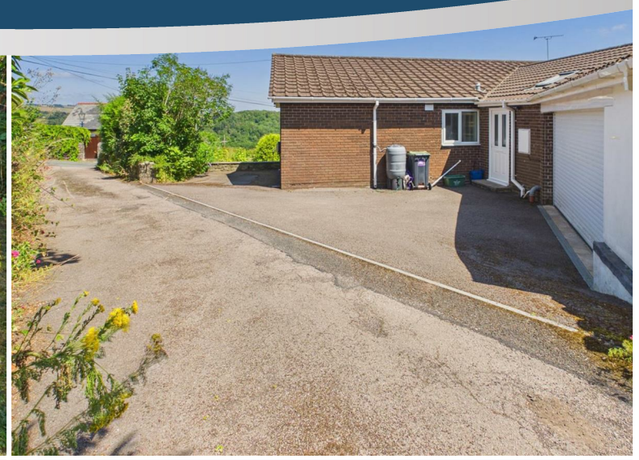
SERVICES

All mains services are connected to include mains gas central heating. The property also benefits solar panels which are owned outright.

AGENTS NOTE

Please note that some images have been virtually staged with AI to showcase the home's potential. These illustrations are intended to help you visualise the layout.

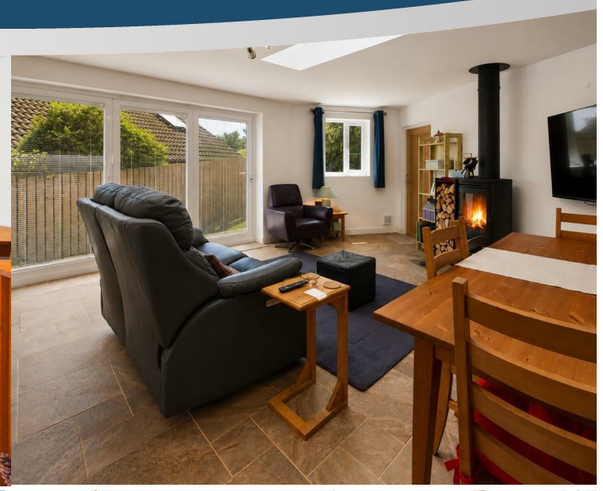


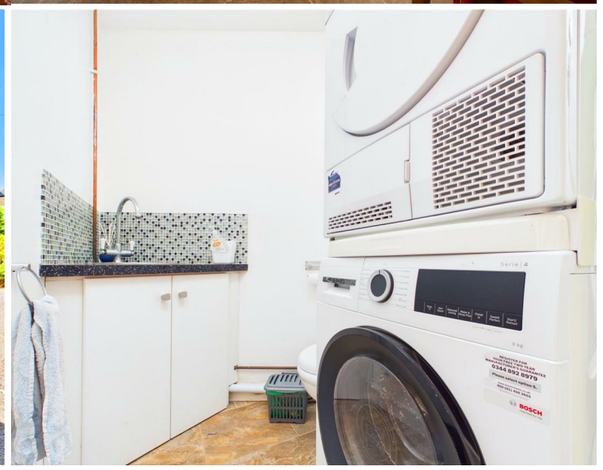


LOUNGE/DINING ROOM
5.54m x 4.45m (18'2" x 14'7")
A further generous reception space offering excellent versatility currently utilised as both a lounge and dining area affording a feature freestanding wood burner on a flagstone hearth. Two Velux windows and bi-fold doors to the side southerly elevation. Contemporary tile flooring. Courtesy door to the garage and wooden glazed door to:-

REAR LOBBY
With contemporary tiled floor. Door to the private driveway at the rear and there is a sliding wooden door that leads into:-

WC/UTILITY ROOM
2.34m x 1.30m (7'8" x 4'3")
A useful space with a corner wash hand basin set to vanity unit with mixer tap and tile splashback, low-level WC. Space and plumbing for white goods. Velux window and contemporary tiled floor.

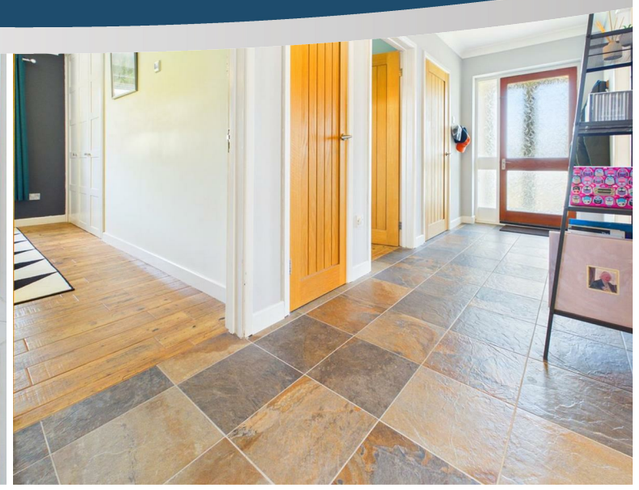
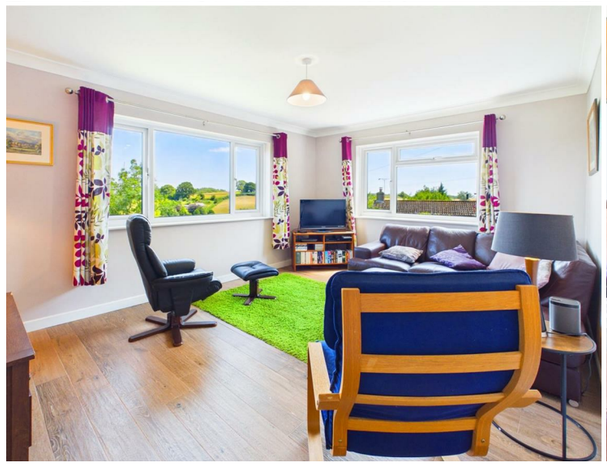




ENTRANCE PORCH
From the front elevation a glazed uPVC door and side panel leads into the porch, with internal hardwood glazed door leading into the:-

RECEPTION HALL
A welcoming reception hall with contemporary tiled floor. Built-in airing cupboard with inset shelving and housing the underfloor heating controls together with a further built-in storage cupboard.

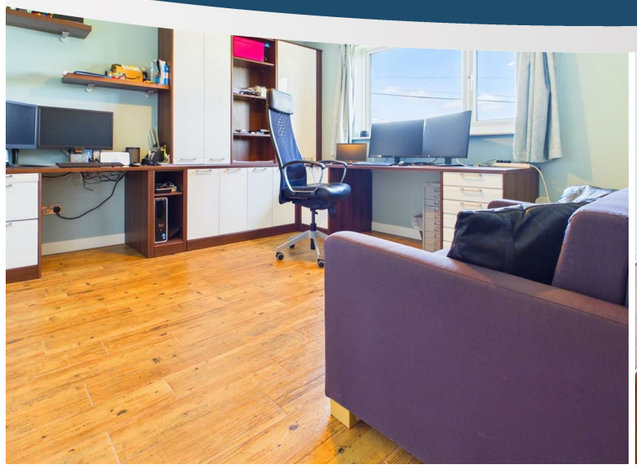
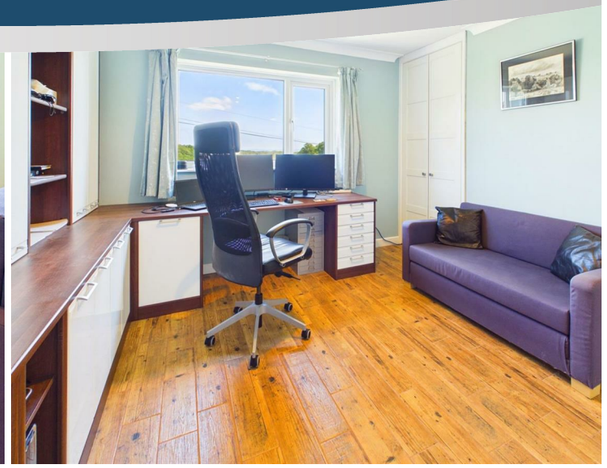
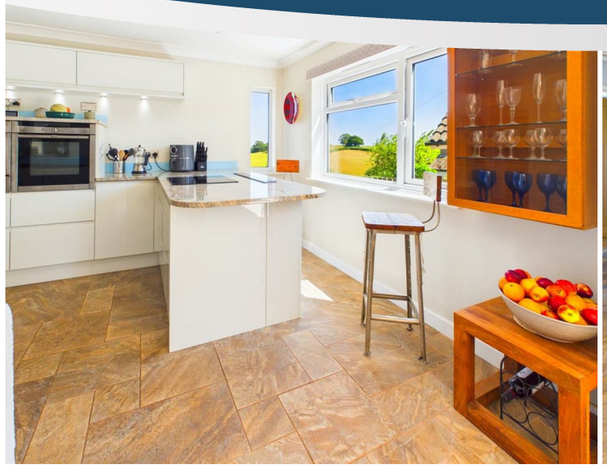
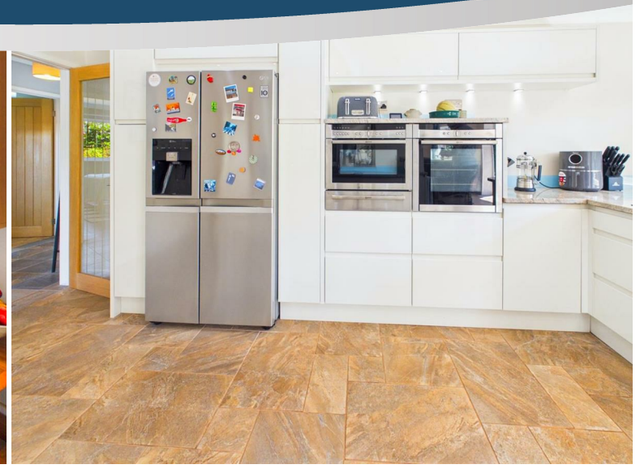
LOUNGE/THIRD BEDROOM
4.70m x 4.50m (15'5" x 14'9")
A very well proportioned reception room enjoying a dual aspect affording outstanding views across the gardens and open countryside. Wood effect flooring. This room offers fantastic versatile use and could be utilised as a third double bedroom if required.

BEDROOM TWO
4.32m x 3.38m (14'2" x 11'1")
Currently utilised as a study, with a window to the front elevation with outstanding far reaching views. Two sets of fitted wardrobes. Wood effect floor.

BEDROOM ONE
3.38m x 2.95m (11'1" x 9'8")
A really good sized double bedroom with fitted wardrobes. Window to the rear elevation. Wood effect flooring.

SHOWER ROOM
A contemporary fitted suite to include double width walk-in shower cubicle with mains fed waterfall showerhead and separate handheld unit, pedestal wash hand basin with mixer tap and low-level WC. Heated towel rail. Contemporary tiled floor and fully tiled walls. Frosted window to the rear elevation.




KITCHEN/BREAKFAST ROOM
5.74m x 3.43m (18'10" x 11'3")
A fantastic open plan contemporary living space affording an extensive range of high end fitted kitchen wall and base units with solid worktop and inset one and a half bowl sink with mixer tap. Peninsula unit provides additional worktop space coupling up as an ideal breakfast area with inset four ring Neff induction hob with electronically operated extractor. Twin eye-level double ovens/grill and integrated dishwasher. Freestanding LG American fridge/freezer. Contemporary tiled floor. Dual aspect windows. Door to rear lobby. Open through to:-