

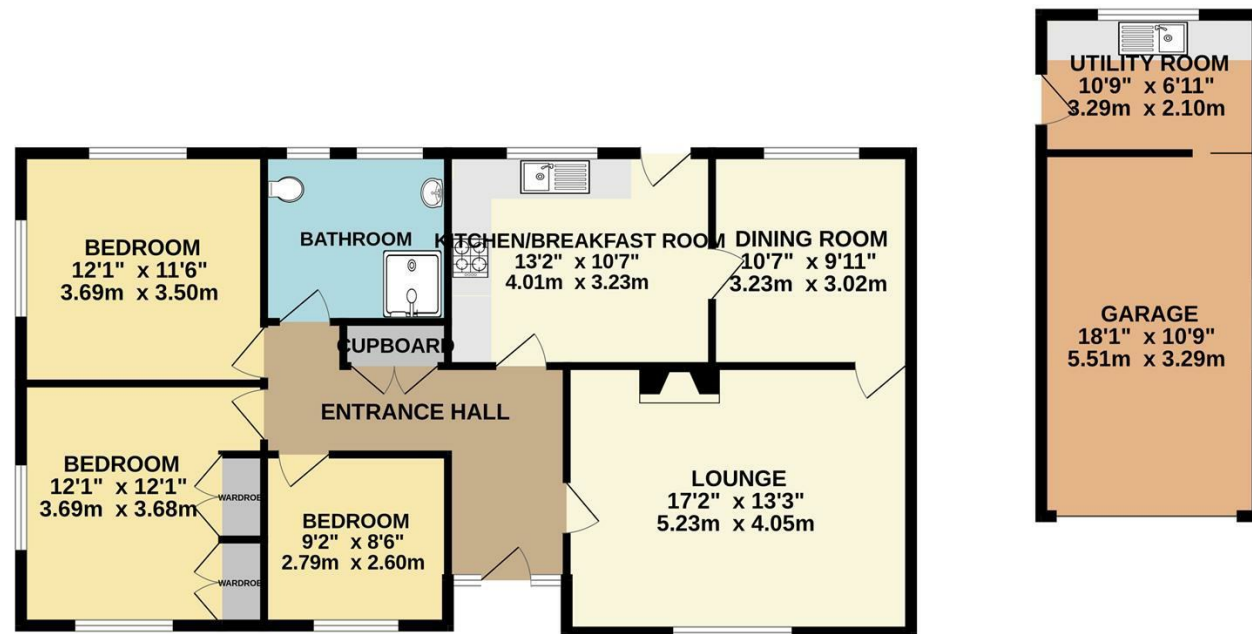
## DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit towards Monmouth and then first turning left onto Mouton Road. Continue along this lane down into the hamlet of Mouton, just prior to the roundabout you will see a private lane on your right-hand side, turn right and the driveway to the Braeside will be on your right-hand side.

## TENURE - FREEHOLD

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

GROUND FLOOR  
1299 sq.ft. (120.7 sq.m.) approx.



## BRAESIDE MOUNTON ROAD, MOUNTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6AF



**£685,000**

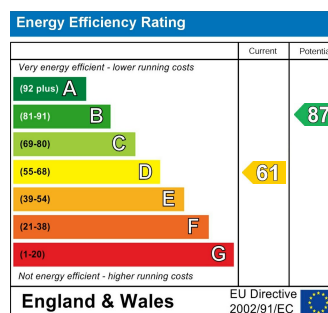
Sales: 01291 629292  
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**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. 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.



The property comprises an individually designed and constructed detached bungalow occupying an idyllic location in this pretty hamlet of Mounton, an area of outstanding natural beauty and enjoys a very rural feel, yet being within very easy reach of Chepstow's historic town centre and also the M48 motorway network.

The well-appointed accommodation offers entrance hall, spacious living room, separate dining room and appointed kitchen to the rear of the property, with three guest bedrooms and family bathroom, along with a garage providing space for utility room. The property stands in approximately one acre of mature gardens.

#### RECEPTION HALL

Spacious reception hall with door to front elevation. Storage cupboard.

#### LIVING ROOM

**5.23m x 4.04m (17'2" x 13'3")**

Bright and airy reception space with window to front elevation offering attractive rural views. Feature fireplace.

#### KITCHEN/BREAKFAST ROOM

**4.01m x 3.23m (13'2" x 10'7")**

Appointed with a good range of base and eye level storage units with ample work surfacing over and tiled splashbacks. One and a half bowl and drainer stainless steel sink unit with mixer tap. Four ring electric hob with concealed extractor over and eye-level double oven. Integrated eye level microwave and integrated dishwasher. Window and door to rear garden. Tiled flooring. Door to: -

#### DINING ROOM

**3.23m x 3.02m (10'7" x 9'11")**

Formal dining room with window to rear elevation.

#### SHOWER ROOM

Appointed with a three-piece suite, currently offering step-in shower, low-level WC and vanity wash hand basin set over storage unit. Part-tiled walls. Two frosted windows to rear elevation.

#### BEDROOM 1

**3.68m x 3.68m (12'1" x 12'1")**

Bright and airy double bedroom with windows to front and side elevations with attractive views. Built-in wardrobes.

#### BEDROOM 2

**3.68m x 3.51m (12'1" x 11'6")**

A double bedroom with windows to side and rear elevations.

#### BEDROOM 3

**2.79m x 2.59m (9'2" x 8'6")**

With window to front elevation.

#### OUTSIDE

##### GARAGE & UTILITY ROOM

Approached via double entrance gate and private driveway offering parking and turning point, is a detached single car garage with up and over door, power and light and window to side. At the rear of the garage is a useful utility room appointed with one bowl and drainer stainless steel sink unit inset to worktop. Space for washing machine. Range of base and wall units. Window to rear and pedestrian door to side.

##### GARDENS

The property stands in very attractive mature gardens approaching approximately one acre. The house is located on a private lane insuring privacy and seclusion. The gardens are generally laid to lawn with attractive sun terrace to the front of the property and a variety of mature trees and shrubs.

##### SERVICES

Mains water, electricity and drainage. Oil central heating.

