



DIRECTIONS

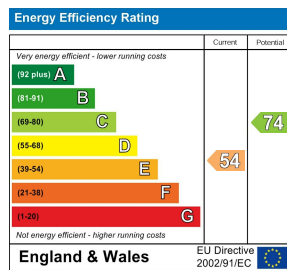
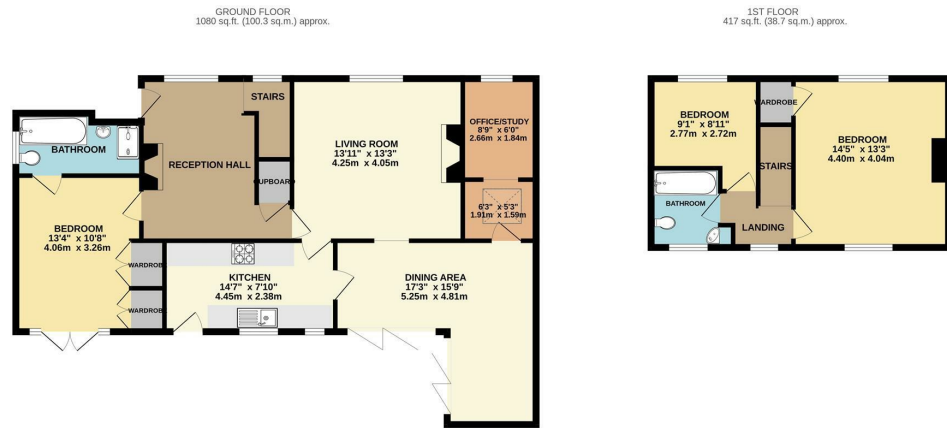
From our Chepstow office proceed up Moor Street, turning right onto A48, continue along the A48 heading straight over the roundabout and proceed along this road without deviation. After passing St Pierre Golf Resort, take the second exit at the roundabout. Continue along the A48 into the village of Caerwent. Upon leaving this village take the next available right hand turn towards Llanvair Discoed. Proceed to the centre of the village, passing the pub on your right hand side, where you will find the property on your left hand side.

SERVICES

Mains water, electricity, cesspit drainage and oil fired central heating.
Council tax band F.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1496sq.ft. (139.0 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.



PENTWYN, LLANVAIR DISCOED, CHEPSTOW, MONMOUTHSHIRE, NP16 6LX

4 2 2 E

OFFERS OVER £490,000

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

Pentwyn comprises an extended and renovated, principally stone built cottage with plentiful character and charm, yet finished to a high standard with modern amenities such as a bespoke kitchen by Cymru Kitchens and tastefully updated principal four piece en-suite. The property is also noteworthy for being bright and airy with attractive aspects to the rear with an enclosed rear garden, along with parking to the side. In addition to the aforementioned accommodation, there is an impressive entrance hall, spacious living room, large dining room, and two adjoining studies or potentially bedroom 4 if required. Furthermore, there is a principal bedroom with en-suite to the ground floor with two further good sized bedrooms and a family bathroom to the first floor.

Llanvair Discoed is a well-respected village located just off the A48 within easy reach of the nearby towns of Chepstow and Caldicot, also benefiting good motorway links via the M48 motorway at Chepstow or the M4 at the Coldra, Newport. The village is nestled in a pretty part of the lovely and unspoilt county of Monmouthshire.

ENTRANCE HALL

Spacious, well-proportioned entrance hall with wood burning stove, two windows to front elevation. Stairs to first floor.

LIVING ROOM

4.24m x 4.04m (13'11" x 13'3")

A bright and airy reception room with window to front elevation. Range of built-in shelving units and fireplace with wood burning stove. Open to: -

DINING ROOM

5.26m x 4.80m maximum (17'3" x 15'9" maximum)

L-shape spacious and airy dining room with bi-fold doors to the rear garden, enjoying a pretty southerly aspect.

KITCHEN

4.45m x 2.38m (14'7" x 7'9")

Tastefully updated by Cymru Kitchens, a well-renowned local bespoke kitchen company, now offering an extensive range of storage units with granite worktop over. Inset one bowl stainless steel sink with mixer tap. Four ring induction hob with extractor hood over and eye level electric double oven. Integrated dishwasher, washing machine and fridge/freezer. Tiled flooring. Two windows and door to rear garden.

STUDY/BEDROOM 4

4.66m x 1.84m (15'3" x 6'0")

Currently utilised as two studies, which is excellent for those requiring home office space, with Velux rooflight to one study, the other with windows to front and side elevations. However, these areas could be utilised as a fourth bedroom with ease if required.

PRINCIPAL BEDROOM

4.06m x 3.26m (13'3" x 10'8")

An impressive principal bedroom with French doors to rear garden. Extensive range of built-in wardrobes.

EN-SUITE

An updated, impressive spacious bathroom, appointed with a four piece suite to include panelled bath, step-in shower, low-level WC and wall-mounted wash hand basin. Extensive Mandarin Stone tiling to walls and flooring. Window to side elevation.

FIRST FLOOR STAIRS AND LANDING

With window to rear elevation.

BEDROOM 2

4.40m x 4.04m (14'5" x 13'3")

A double bedroom with windows to front and rear elevations.

BEDROOM 3

2.77m x 2.72m (9'1" x 8'11")

With window to front elevation.

FAMILY BATHROOM

Comprising a three-piece suite to include low-level WC, wash hand basin set over storage unit and panelled bath with shower over and shower glass screen. Part-tiled walls. Window to rear elevation.

GARDENS

Pentwyn stands in level gardens to the front, laid to lawn with mature hedging, offering privacy from the lane. To the side is parking for two to three vehicles with raised garden area with flower beds and shrubs. To the rear is an L-shape garden, principally laid to lawn with paved seating area, Laurel hedging to the rear and attractive aspects to the South. The property also benefits from Red Cedar Gabriel Ash greenhouse (to remain if required).

SERVICES

Mains water, electricity, cesspit drainage and oil fired central heating.

