

DIRECTIONS

From our Chepstow office proceed toward the Larkfield roundabout, take the third exit and continue along this road. As you proceed down Pwllmeyric Hill, bear left into Chapel Lane, then take the second driveway on your left. Proceed along this driveway to the rear of the property where you will find ample parking.

TENURE - FREEHOLD

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



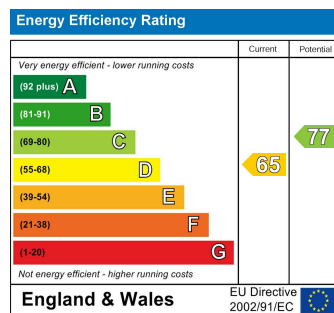
TOTAL FLOOR AREA: 1027 sq.ft. (95.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.



THE HOLLIES CHAPEL LANE, PWLLMEYRIC, CHEPSTOW, NP16 6JU



£365,000

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The Hollies occupies a convenient position within the sought after village of Pwllmeyric, the village itself located close to the historic town of Chepstow with its excellent range of local schooling and shopping facilities as well as good road access via the M48 bringing Cardiff and Bristol within commuting distance. Chepstow also boasts well-served bus and railway stations.

This period cottage has plenty of charm and character, however would benefit from some cosmetic updating. The accommodation briefly offers to the ground floor: front entrance hall leading to an attractive living room which opens to the dining room with stairs to the first floor. The galley style kitchen leads through to a rear hallway with WC off, and utility area and a second sitting room which features patio doors out to the rear garden. Upstairs the property benefits from two double bedrooms and bathroom. Outside, to the rear, the property has a generous, private rear garden, mainly laid to lawn with mature flower beds and borders, along with private driveway providing parking for several vehicles.

GROUND FLOOR

RECEPTION HALL

Spacious reception hall with half-glazed door to front elevation. Door to: -

SITTING ROOM

4.24m x 3.51m (13'11" x 11'6")

A lovely room full of character with wooden floorboards and original beams. Feature cast iron fireplace with oak surround along with traditional bookshelves either side. Storage cupboard. Bay window to the front elevation.

DINING ROOM

4.01m x 3.02m (13'2" x 9'11")

A formal dining room with two windows to side and rear elevations. Stairs to first floor.

KITCHEN/BREAKFAST ROOM

4.50m x 3.05m (14'9" x 10'0")

Appointed with a matching range of base units with ample work surfacing over. One bowl and drainer sink unit with mixer tap. Space for cooker and full height fridge/freezer. Cupboard housing gas combi boiler. Two windows to side elevation. Steps up to: -

HALLWAY

Half-glazed stable door leads into: -

UTILITY AREA

2.46m x 1.63m (8'1" x 5'4")

With plumbing and space for washing machine and tumble dryer. Half glazed stable door and half glazed panels to side elevation.

GROUND FLOOR WC

With low-level WC and wash hand basin with brass taps and tiled splashbacks. Frosted window to side elevation. Handy storage cupboard. There is potential to install a shower if required.

GARDEN ROOM

3.89m x 3.58m (12'9" x 11'9")

Light and airy reception room with French doors to rear garden and window to side. This room could be utilised as a third bedroom if required.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 1

3.68m x 3.18m (12'1" x 10'5")

A spacious double bedroom with window to front elevation. Two built-in wardrobes.

BEDROOM 2

3.20m x 3.02m (10'5" x 9'11")

A double bedroom with window to rear elevation and Velux rooflight.

FAMILY BATHROOM

Appointed with a three-piece suite to include Saniflo WC, panelled bath with brass taps and electric shower over along with tiled surround and wash hand basin with brass taps inset to vanity storage unit. Frosted window to front elevation. Loft access point.

GARDENS

To the front stone wall to boundary with a range of flowering plants and steps leading up to the front door. To the rear is a generous private garden laid to lawn with mature trees and shrubs.

PARKING

The property benefits from off-street parking for several vehicles located at the rear of the property.

SERVICES

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

