



### DIRECTIONS

From our Chepstow office proceed up the High Street through the town arch continuing up Moor Street turning right onto the A48. At the roundabout take the third exit continuing along the A48, down the hill turning left signposted Mathern. Proceed into the village taking the left turn passing the war memorial and continue up this road taking the second left into Orchard Rise where the property is the first on the left hand side.

### SERVICES

All mains services are connected, to include mains gas central heating.  
Council Tax Band G

### TENURE - FREEHOLD

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	80
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**GREY WINGS, 1 ORCHARD RISE, PWLLMEYRIC, CHEPSTOW, MONMOUTHSHIRE, NP16 6JT**

5 3 2 D

**£749,995**

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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.

Situated in this desirable village location on the edge of Chepstow, enjoying a peaceful cul-de-sac setting and beautiful far-reaching views over countryside. This property comprises an individually designed detached five-bedroom residence affording fantastic substantial and versatile accommodation to suit a variety of markets. The well-planned layout briefly comprises to the ground floor: - reception hall, outstanding open plan kitchen/dining/family/living area, WC/cloakroom and utility/integral garage. The lower ground floor provides three double bedrooms (including Principal with En-suite and Juliet balcony), and a family bathroom, whilst to the first floor there is a further generous double bedroom and second family bathroom. The second floor offers a landing/study area and a fifth double bedroom. The property enjoys an extensive private driveway and courtyard garden area to the front whilst there is a sizeable, immaculately landscaped south-facing garden to the rear. Having been extensively refurbished throughout, Grey Wings is presented to a particularly high-standard, boasting tasteful contemporary fixtures and fittings, with the added option for multi-generational living needs. We would strongly advise arranging a viewing to appreciate what this unique property has to offer.

The popular village of Pwllmeyric is situated on the outskirts of Chepstow, within 1.5 miles of the town centre and 1.5 miles of the M48 giving access eastbound on the M4 to Bristol, the M32 to Bristol (17 miles) and M4/M5 interchange and westbound to Newport (17 miles), and Cardiff (30 miles) with St Pierre Golf Club being 2 miles away.

**BEDROOM 5/STUDY**  
**3.760m x 2.577m (12'4" x 8'5" )**

Double glazed window to front elevation. A versatile room which could either be utilised as a fifth double bedroom or a permanent home office.

**OUTSIDE**

**GARAGE AND PARKING**

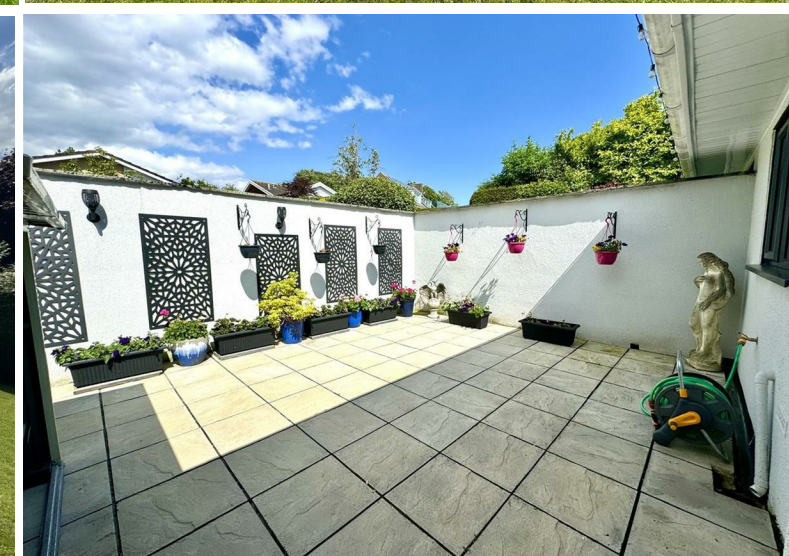
Accessed from reception hall as well as separate remote controlled electric roller garage door. Utility area with plumbing and space for washing machine and tumble dryer, a range of power points and lighting. Inset stainless steel sink. Wall mounted gas boiler. Window to side elevation. The private driveway provides off-street parking for up to four vehicles.

**GARDENS**

To the front of the property there is a garden area mainly laid to lawn with a private walled and paved seating courtyard area accessed directly off the kitchen, perfect for dining and entertaining. There is pedestrian access to either side of the property which leads to the rear garden. The south-facing, sizeable rear gardens are beautifully landscaped yet also offering low-maintenance. There is a generous patio terrace enclosed by contemporary frameless glass balustrade and benefitting external lighting and integrated speaker system, providing a perfect area for entertaining friends and family and enjoying views over the gardens. Stepping down to the gardens which are mainly laid to lawn, ideal and safe for children to play. There are also a range of stocked flower beds, and being fully enclosed by timber fencing, stone wall and hedgerow.

**SERVICES**

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



### FIRST FLOOR STAIRS AND LANDING

Loft access, stairs to second floor landing. Doors to all first-floor rooms.

### BEDROOM 2

**3.748m x 3.496m (12'3" x 11'5")**

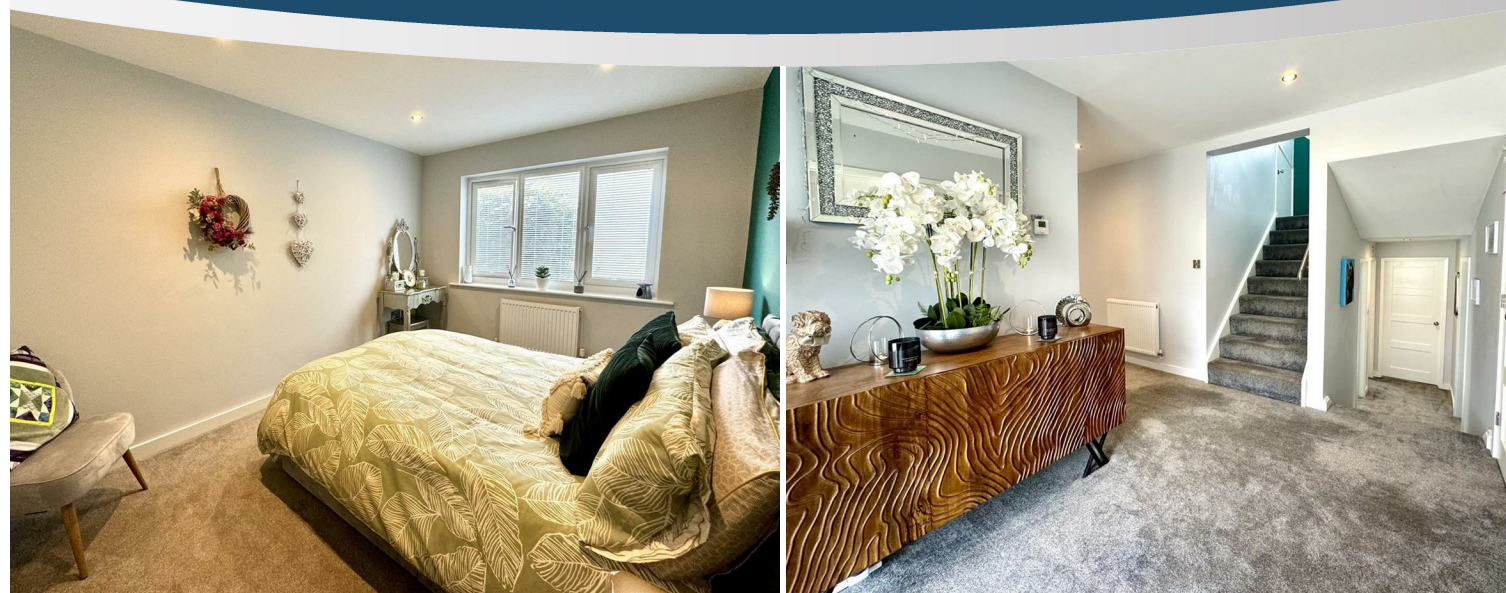
Affording a feature vaulted ceiling. Window to rear elevation with far reaching views over open countryside.

### SHOWER ROOM

Comprising a modern suite to include, low-level WC with concealed cistern, twin wash hand basins with chrome mixer taps set over vanity storage unit and walk-in shower with glass shower screen and water fall shower over. Fully tiled walls. Chrome towel radiator. Window to rear elevation enjoying views over surrounding countryside.

### SECOND FLOOR STAIRS AND LANDING

Window to front elevation. Door to bedroom five/study.



### GROUND FLOOR

### SPLIT-LEVEL RECEPTION HALL

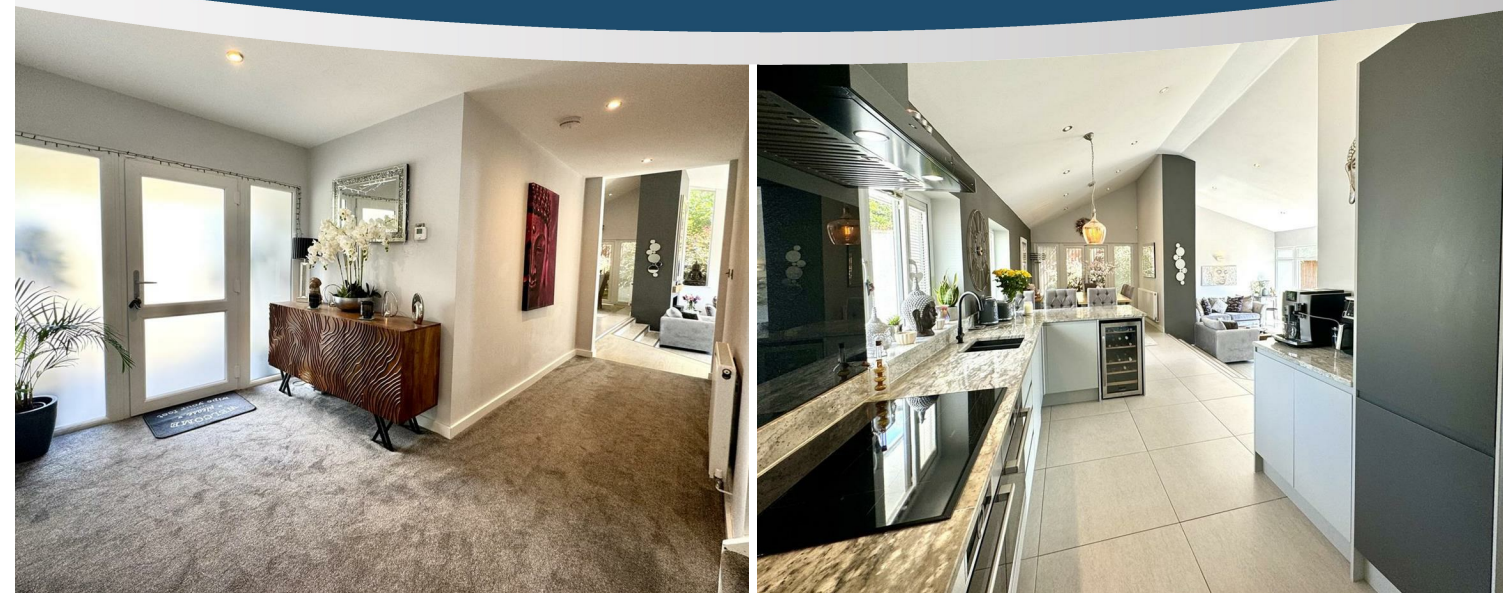
**5.72m x 3.20m l-shaped measurement (18'9 x 10'6 l-shaped measurement )**

Stepping into a welcoming and generous reception hall providing a light and airy feel. Access to all ground floor rooms and split-level to lower ground floor and first floor.

### KITCHEN/DINING ROOM

**10.126m x 2.808m (33'2" x 9'2")**

A beautiful open plan room enjoying a vaulted ceiling. Kitchen area fitted with a contemporary range of high gloss, base and eye level storage units with solid granite work surfaces and complimentary upstands to base units. Large breakfast bar, one and half bowl sink and swan neck mixer tap set into work surface. Twin fan assisted electric ovens and five ring induction hob set into work surface with glass splash back, extractor hood and lighting over. Space for American style fridge/freezer. Integrated dishwasher. Tiled floor. Window to front elevation. Frosted door to private seating area. Open to the dining area with continuation of tiled floor. Full height feature picture window to front elevation. French doors and windows to side elevation.



**SUNKEN FAMILY/LIVING ROOM**  
**7.842m x 5.144m (25'8" x 16'10")**

Split level room with steps up to raised seating area. Natural stone chimney breast with fireplace. Solid wood flooring. Full height feature double glazed windows to front and side elevations. Double glazed sliding patio door to rear garden with views. Door to reception hall.

**GROUND FLOOR WC**

White suite to include low level WC with concealed cistern, wash hand basin with chrome mixer tap with tiled splashback set over vanity storage unit. Tiled floor. Inset spotlighting and extractor to ceiling. Frosted window to side elevation.

**LOWER GROUND FLOOR**

Steps from the main reception hall provide access down to the lower ground floor. Doors to all lower ground floor rooms.



**PRINCIPAL BEDROOM**  
**4.342m x 3.027m (14'2" x 9'11")**

A generous bedroom affording a range of built-in wardrobes. Sliding door to Juliet balcony overlooking the south facing gardens. Access to:-

**EN-SUITE SHOWER ROOM**

Comprising a modern suite to include, low-level WC with concealed cistern, wash hand basin and chrome mixer tap set over vanity storage unit, walk-in enclosure with rainwater shower and separate shower attachment. Fully tiled walls and tiled floor. Heated towel rail. Frosted window to side elevation.

**BEDROOM 3**

**4.525m max to door recess x 3.652m (14'10" max to door recess x 11'11" )**

Benefitting a built-in wardrobe and useful understairs storage cupboard. Window to rear elevation.

**BEDROOM 4**

**3.781m x 2.703m (12'4" x 8'10")**

A double bedroom with window to side elevation.

**BATHROOM**

Comprising a modern suite to include, low-level WC with concealed cistern, wash hand basin and chrome mixer tap set over vanity storage unit, panelled bath with rainwater shower and separate shower attachment over. Fully tiled walls and tiled flooring. Heated towel rail. Frosted window to side elevation.

