



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. Proceed to the top of the hill, bearing around to the left, follow the road just past Blethyn Close where you will find The Hollies on the left.

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.



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.

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, SCHOOL LANE, MYNYDDBACH,
SHIRENEWTON, CHEPSTOW, MONMOUTHSHIRE,
NP16 6RW**

5 2 3 C

£769,950

Sales: 01291 629292
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Moon & Co. are delighted to offer to the market this beautifully presented, detached spacious family home, set within a highly sought after village location and enjoying stunning views over the surrounding countryside. The property has been extended and updated by the current owners and briefly comprises to the ground floor, reception hall, sitting room, spacious open plan kitchen/family/dining room, utility room and WC. To the first floor are four double bedrooms, and a home office/nursery, the principal bedroom has a modern en-suite shower room and there is a separate family bathroom. Outside the property features a private rear garden with a range of mature shrubs, water feature and an outside covered kitchen area with patio, a perfect entertaining space. To the front there is a single garage and parking for several vehicles along with a pretty garden with decked seating area from which to enjoy the views.

Being situated in Mynyddbach a range of facilities are close at hand to include the well-respected Shirenewton primary school and local public houses with a further range of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

GARDEN

To the front of the property there is a decked area with seating to enjoy the views of the countryside with mature shrubs and a low-maintenance border. Gated side pedestrian access leads to the spacious and private rear garden, which is level, unusual to this village, and mainly laid to lawn. Generous patio area off the kitchen which is perfect for entertaining, also there are several different seating areas to enjoy this mature garden with water feature and raised beds. The outdoor kitchen area with decking and gazebo over is again a superb spot for entertaining.

DETACHED GARAGE

5.54m x 3.56m (18'2" x 11'8")

The private driveway provides off-street parking for several vehicles and leads to the single car garage with electric up and over door with power and lighting. Window to side elevation.

SERVICES

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



BEDROOM THREE

3.56m x 3.23m (11'8" x 10'7")

A double bedroom with built-in wardrobe and window to front elevation.

BEDROOM FOUR

3.56m x 3.45m (11'8" x 11'4")

Another spacious double bedroom with built-in wardrobe and window to the rear with views over the rear garden.

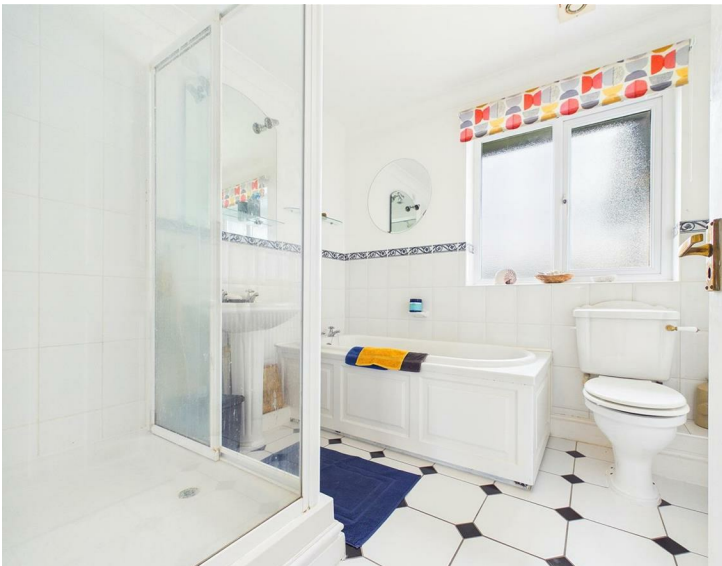
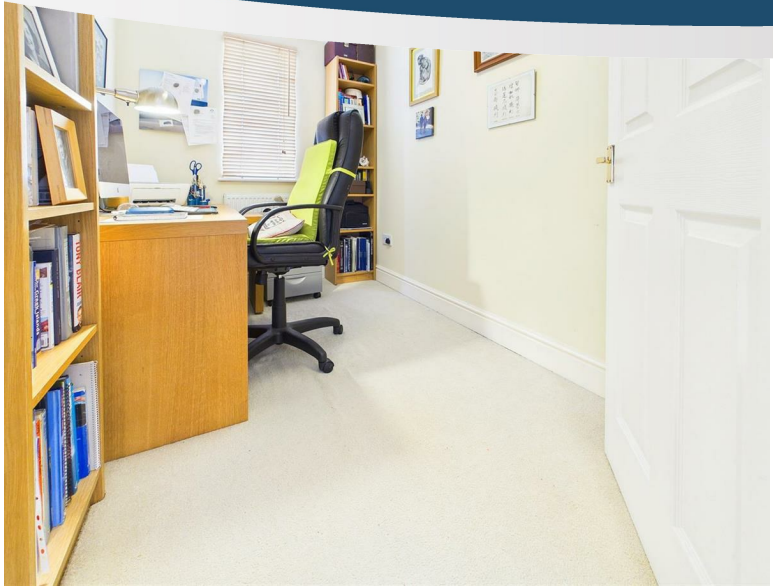
BEDROOM FIVE/STUDY

3.68m x 1.80m (12'1" x 5'11")

A single bedroom or an ideal study/home office with window to side elevation.

FAMILY BATHROOM

Comprising of a four-piece suite to include pedestal wash hand basin with chrome taps, low-level WC, panelled bath with chrome taps and a double shower unit with sliding shower doors. Ceramic tiled floor and half-tiled walls. Frosted window to rear elevation.



GROUND FLOOR

ENTRANCE HALL

A composite front door with two frosted full length glazed panels leads into the welcoming reception hall with stairs to the first floor and engineered oak flooring.

CLOAKROOM/WC

Comprising of a two-piece suite to include a low-level WC and pedestal wash hand basin with chrome mixer tap and mosaic tiled splashback. Heated towel rail and tiled flooring.

LOUNGE

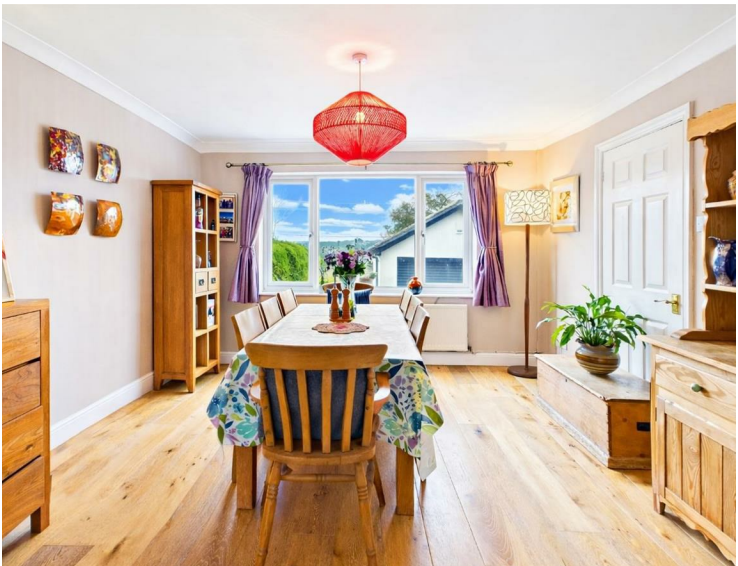
7.29m x 3.56m (23'11" x 11'8")

A lovely light and generous room with window to front elevation with views towards the front garden and countryside beyond and patio doors leading out to the private rear garden. Feature fireplace with wood burning stove, Oak mantel and granite hearth.

DINING ROOM

3.86m x 3.68m (12'8" x 12'1")

Formal dining room with window to front elevation. Engineered oak flooring. French doors to:-



SITTING ROOM
3.68m x 3.45m (12'1" x 11'4")

Feature gas effect wood burner. Engineered oak flooring. Open through to the kitchen and door to:-

UTILITY ROOM
2.95m x 1.78m (9'8" x 5'10")

Single bowl sink with drainer and tiled splashbacks. Space for under counter white goods and full height fridge/freezer. Built-in storage cupboard. Ceramic tiled floor. Window to rear elevation.

KITCHEN/BREAKFAST ROOM
4.65m x 3.91m (15'3" x 12'10")

The kitchen was designed and installed by Cymru Kitchens, fitted with a good range of eye and base level units with corian worktops and inset double bowl sink and drainer with chrome Quooker tap. Integrated five ring induction hob with stainless steel extractor fan over, eye level double oven, dishwasher and fridge/freezer. A handy corner pantry unit and an island unit with space for stools for informal eating. French doors to the side elevation and large picture window overlooking the rear garden. Ceramic tiled floor.



FIRST FLOOR STAIRS AND LANDING

A galleried landing with a window to the front elevation offering stunning views of the open countryside. Access to the partially boarded loft space with integrated ladder and light. Airing cupboard.

PRINCIPAL BEDROOM
6.43m x 4.65m (21'1" x 15'3")

The principal bedroom has a walk through dressing area with built-in wardrobes. Two roof lights and French doors leading to the Juliet balcony with views over the garden. Door to:-

EN-SUITE SHOWER ROOM

Comprising of a three-piece suite to include a double shower unit with chrome rainfall shower and mosaic style tiled splashback, pedestal wash hand basin with chrome tap and mosaic style tiled splashbacks and low-level WC. Tiled floor and heated towel rail. Frosted window to side elevation.

BEDROOM TWO
3.68m x 2.97m (12'1" x 9'9")

A double bedroom with built-in wardrobe and window to front elevation.

