

## 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 and then immediately right where you will find Oslo on your right hand side.

## TENURE - FREEHOLD

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

GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



**OSLO, MYNYDDBACH, CHEPSTOW,  
MONMOUTHSHIRE, NP16 6RT**

**3** **2** **1** **B**

**£499,950**

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

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100 <sup>+</sup>
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Oslo comprises an architect designed, individually built chalet bungalow occupying an enviable edge of village location in the sought after hamlet of Mynyddbach which adjoins the well renowned village of Shirenewton. Both villages enjoy facilities to include recreation hall, three public houses as well as a primary school. The nearby centre of Chepstow, located approximately 4 miles from the village provides a good range of shopping facilities along with access to the M48 motorway junction.

The stylish accommodation offers flexible living, comprising entrance porch to reception hall, attractive living room with central fireplace and wood burning stove opening through to the combined kitchen/family/dining room, above which is a mezzanine bedroom, with further master bedroom and en-suite to the ground floor. To the first floor features an additional guest bedroom and bathroom. The property stands in pretty gardens with ample parking. Viewing is highly recommended.

## GROUND FLOOR

### ENTRANCE PORCH

Door to:-

### ENTRANCE HALL

With four Velux skylights and useful storage along with utility cupboard. Stairs to first floor.

### CLOAKROOM/WC

With low-level WC and wash hand basin set over storage cupboard. Tiled walls.

### LIVING ROOM

**4.37m x 2.64m (14'4" x 8'8")**

A bright and airy living room with French doors to garden, central open plan fireplace with wood burning stove. Access through to:-

### KITCHEN/DINING/FAMILY ROOM

**7m x 4.91m (22'11" x 16'1")**

The delightful open plan kitchen area is fitted with a contemporary range of wall and base level units and a large central island with seating. Inset one and a half bowl sink unit. Eye level double oven and induction hob. Integrated dishwasher, fridge and freezer. Triple aspect windows and French doors give ample light to this room and access to the pretty gardens.

### PRINCIPAL BEDROOM

**4.37m x 3.45m (14'4" x 11'4")**

An impressive principal bedroom with French doors to the garden and a range of built-in wardrobes.

### EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include step-in shower cubicle, low-level WC and wash hand basin. Tiled finish to walls. Window to side.

## FIRST FLOOR STAIRS AND LANDING

With glass balustrade and eaves storage.

### BEDROOM 2

**3.86m x 3.81m (12'8" x 12'6")**

A double bedroom with Velux rooflight and eaves storage space.

### BEDROOM 3

**4.32m x 3.25m (14'2" x 10'8")**

Of a mezzanine design with glass balustrade overlooking the living room with Velux rooflight.

### FAMILY BATHROOM

Appointed with a three-piece suite to include panelled bath with mixer tap and hand-held shower attachment, wash hand basin with mixer tap and low-level WC, both inset to vanity storage unit. Tiled walls. Velux rooflight.

### OUTSIDE

The property is approached via tarmac driveway terminating in a large parking and turning area. This area is owned by Oslo but the two neighbouring properties have allocated parking. Oslo has generous parking to the right hand side of this area with additional gravel parking useful for motorhome, caravan or boat.

Steps down lead to a large sun terrace which gives access to the gardens, mainly laid to lawn and loose stone with extensive mature borders and offering a pleasant aspect.

### SERVICES

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

