



DIRECTIONS

From our Chepstow office proceed up the High street, through the Arch, turning right onto the Welsh street. Continue up Welsh street to the roundabout, take the third exit in the direction of S Arvans, continue along this road entering the village of Tintern taking the left turn in front of the Royal George Hotel. Continuing up this road where at the road you will see a "Not suitable for heavy goods" sign take the road to the left at this sign, continuing up, where you will see the fork in the road, take the right hand fork, continue along this road, where you will find a property to the right hand side. What three words ///

SERVICES

Mains water, electricity and drainage. Oil central heating.
Council tax band E

TENURE - FREEHOLD

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



**5 BROOKSIDE, TINTERN, CHEPSTOW,
MONMOUTHSHIRE, NP16 6TL**

 **3**  **2**  **2** 

OFFERS OVER £300,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

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

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.

Brookside is situated within the picturesque village of Tintern and features stunning woodland views. The accommodation is set over two floors, to the upper ground floor there is a reception hall, kitchen, modern bathroom, living room giving access to balcony and dining room. To the lower ground floor there are two bedrooms as well as a shower room, utility room and a further room which could be a bedroom, or home office space. Outside to the front elevation there is a parking area and a court yard area with steps down to the spacious rear terrace with stunning views and workshop.

Situated within the Wye Valley, a designated area of outstanding natural beauty, there are many walks nearby to include Offa's Dyke Path, The Gloucestershire Way and Wye Valley Walk. Tintern itself is a pretty village situated a short distance from the market town of Chepstow with its attendant range of facilities. You can also find bus and rail links here, with the A48, M48, M4 and M5 motorway network bringing Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

UPPER GROUND FLOOR

ENTRANCE HALL

With uPVC half-glazed door. Storage cupboard housing the boiler. Stairs to lower ground floor. Access to:-

KITCHEN

Fitted with a good range of eye and base level units with marble effect worktop. Stainless steel one and a half bowl sink with chrome mixer tap. Four ring electric hob with concealed extractor fan over and double oven below. Space and plumbing for washing machine and dishwasher, space for fridge/freezer. Fully tiled walls and floor. uPVC window to the rear elevation.

SITTING ROOM

5.25m x 4.30m (17'2" x 14'1")

Window to the front elevation and sliding patio doors out to the front elevation and balcony, enjoying views of the woodland opposite. Feature gas fire with wooden surround and marble hearth. Glazed doors to:-

DINING ROOM

2.87m x 3.13m (9'4" x 10'3")

Window to front elevation.

BATHROOM

A spacious modern bathroom comprising a four piece suite to include low-level WC, panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap and a corner shower unit with electric chrome shower attachment. Frosted window to rear elevation.

LOWER GROUND FLOOR

LOWER HALLWAY

Accessed via a frosted glazed door.

BEDROOM 1

4.12m x 3.41m (13'6" x 11'2")

A generous double bedroom with window to front elevation.

BEDROOM 2

2.08m x 3.39m (6'9" x 11'1")

A double bedroom with two windows to front elevation.

SHOWER ROOM

Comprising of a three piece suite with Saniflo low-level WC, wall-mounted wash hand basin with chrome taps and shower unit with electric shower. Panelled walls.

UTILITY ROOM

1.69m x 2.48m (5'6" x 8'1")

Space and plumbing for washing machine. Ceramic tiled floor. Door to:-

HOME OFFICE/GYM

1.64m x 5.64m (5'4" x 18'6")

Frosted window to side elevation.

OUTSIDE

The front of the property benefits from off road parking and a court yard area with steps down to the spacious rear terrace with stunning views. A good size outbuilding with power and on the lower level a further storage area, again with power and a frosted window to the front elevation. Overall a very spacious terraced garden.

SERVICES

Mains water, electricity and drainage. Oil central heating.

