



DIRECTIONS

SERVICES

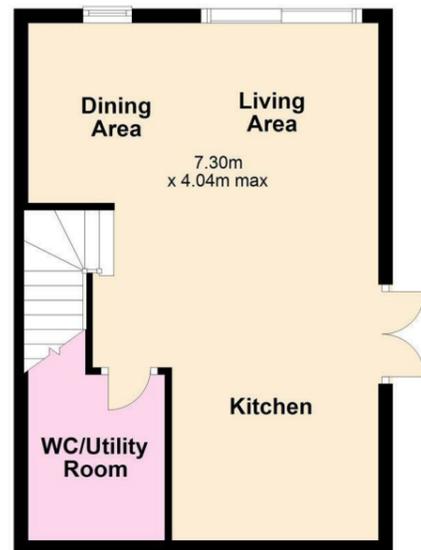
All mains services are connected to include gas central heating.

TENURE - FREEHOLD

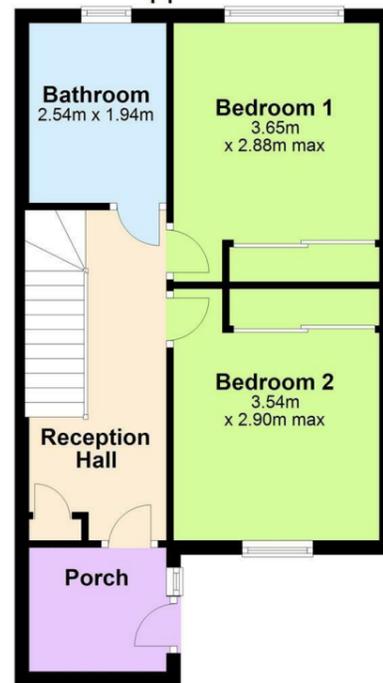
You are recommended to have this verified by your legal advisors at your earliest convenience.



Lower Floor



Upper Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	83	
(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	



**DELFRYN 2 LOWER LANE, MYNYDDBACH,
SHIRENEWTON, CHEPSTOW, MONMOUTHSHIRE,
NP16 6RT**



£319,950

Sales: 01291 629292

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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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by S. Room sizes should not be relied upon for carpets and finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Delfryn comprises of a recently constructed, contemporary style, semi-detached house, occupying an enviable location in this sought after village, and standing in its own large, mature gardens with delightful rural views. The property is well appointed and viewing is highly recommended.

Situated in Mynyddbach, there is a sought after junior school nearby as well as Shirenewton, both of which have good local pubs which serve food. Chepstow is close at hand with its attendant range of facilities. There are good bus and rail links here, the A48, M48 and M4 motorway networks bring Newport, Cardiff and Bristol within commuting distance.

ENTRANCE LEVEL

ENTRANCE PORCH

With high level windows. Door to side elevation.

ENTRANCE HALL

With access to loft space.

BEDROOM 1

12'4" x 9'6"

A delightful main bedroom with built-in wardrobes. Picture windows to rear elevation with extensive rural views.

BEDROOM 2

11'7" x 9'6"

With window to front elevation. Built-in wardrobes.

BATHROOM

Appointed with a contemporary suite, finished in white. Comprising of a step-in shower cubicle, low level WC, panelled bath and wash hand basin. Ceramic tiled finish to floor. Window to rear elevation. Heated towel rail.

LOWER GROUND FLOOR

A stylish and well appointed open plan.

LIVING/DINING/KITCHEN

24' x 16'

The living area, with patio doors to rear garden, with delightful views, open plan to the kitchen which is well appointed with an extensive range of contemporary storage units, with ample composite quartz work surfacing over. Inset one and half bowl stainless steel sink unit. Fitted four ring gas hob with an electric oven, integrated dish washer, fridge and freezer. Door and window to side elevation.

UTILITY/WC

8' x 6'3"

With low level WC and wash hand basin. Ample storage space, along with plumbing for washing machine. Wall mounted gas fired boiler providing domestic hot water and central heating.

OUTSIDE

The property benefits from two parking spaces with pedestrian access leading from the parking area to the front of the house. To the front is a raised flower border with pedestrian access to the lane. The majority of the gardens are located to the rear of the property, extensively laid to lawn with raised flower borders, good variety of trees, plants and flowering shrubs, along with large garden shed and greenhouse. Delightful views across the adjoining open countryside.

