



### DIRECTIONS

From Chepstow proceed up the High Street, through the town arch heading up Moor Street, turning right onto the A48. At the roundabout, take the third exit continuing along the A48. Proceed down the hill where you will find the property on the left hand side just by the parking area. If you get to the New Inn at Pwllmeyric, you have gone too far.

### SERVICES

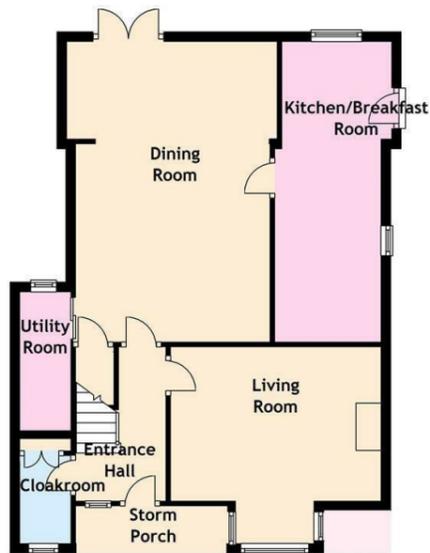
All mains services are connected to include mains gas central heating.

### TENURE - FREEHOLD

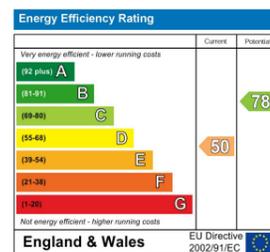
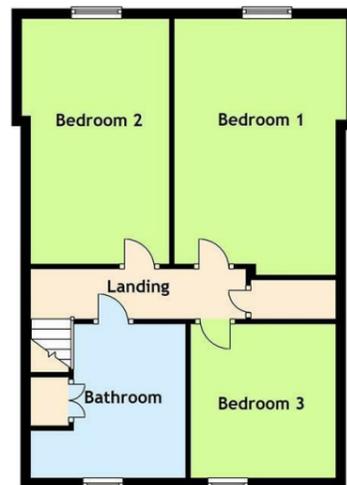
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



## BERRY HEAD COTTAGE PWLLMEYRIC, CHEPSTOW, MONMOUTHSHIRE, NP16 6LE

3 1 2 E

### OFFERS IN EXCESS OF £360,000

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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.

This well presented home has been sympathetically extended to the rear, and side and renovated by the vendor. The property also benefits from open porch, reception hall with original quarry tiling, kitchen/breakfast room, living room, dining room, ground floor w.c. and utility room. To the first floor, three double bedrooms and generous bathroom. Outside there are gardens to the front and rear of the property plus parking and detached garage. Situated within this popular residential area just off the A48 giving excellent access to the market town of Chepstow with it's attendant range of facilities. There are bus and rail links, a range of junior and comprehensive schools, as well as the A48, M48 and M4 motorway network bringing Newport, Cardiff and Bristol within easy commuting distance.

## GROUND FLOOR

### OPEN PORCH

Open porch with outside lights leading to solid panelled door into reception hall.

### RECEPTION HALL

Original period tiled floor. Stairs to first floor landing. Doors off: -

### GROUND FLOOR WC

Comprising low level WC and pedestal wash hand basin. Tiled splashbacks. Ceramic tiled floor. Panelled radiator. Obscure uPVC double glazed window to front elevation. Storage cupboard.

### DINING ROOM

**20'6" x 12'10" maximum overall measurements**

Useful under stairs storage cupboard. Panelled radiator. Double glazed French doors to rear elevation. Door to utility room. Door to kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

**20'6" x 6'11" maximum overall measurement**

Fitted with a matching range of base and eye level wood front storage units. One and a half bowl sink and mixer tap set into granite effect, roll top work surfaces. Tiled splashbacks. Built-in double oven and four ring gas hob set into work surface with stainless steel extractor hood and lighting over. Space for fridge and freezer. Plumbing and space for dishwasher. Ceramic tiled floor. Panelled radiator. uPVC double glazed windows to side and rear elevations. Obscure uPVC double glazed and panelled door to side.

## UTILITY ROOM

Plumbing and space for automatic washing machine. Granite effect work surfaces. Ceramic tiled floor. Panelled radiator. Wall mounted gas combination boiler. Obscure uPVC double glazed window to rear elevation.

## LIVING ROOM

Attractive open fireplace with period wooden surround, wrought iron black plate with original period tiled inserts and marble hearth. Panelled radiator. uPVC double glazed window to front elevation.

## FIRST FLOOR STAIRS AND LANDING

Access to fully boarded loft. Inspection point with drop down ladder and loft light. Generous storage cupboard. Doors off: -

## BEDROOM 1

**17'1" x 10'4" max. measurement**

A generous sized room with panelled radiator. uPVC double glazed window to rear elevation.

## BEDROOM 2

**15'8" x 9'6" max. measurement**

A further generous sized room with panelled radiator. uPVC double glazed window to rear elevation.

## BEDROOM 3

**10'3" x 9'6"**

Panelled radiator. uPVC double glazed window to front elevation with rural outlook.

## BATHROOM

Comprising a four piece suite to include low level WC, pedestal wash hand basin, bath and oversized enclosure with mains fed shower. Useful airing cupboard with enclosed radiator. Part tiling to walls. Panelled radiator and electric towel radiator. Obscure uPVC double glazed window to front elevation.

## GARDEN

To the front, lawned garden approached via wrought iron gate with maturing hedge to boundary. Access to both sides of the property lead to the rear garden, predominantly laid to lawn. To the side of the property, shared driveway leading to the detached garage with up and over door, private driveway and parking to the side elevation.

