



MYNYDDBACH

Guide price **£570,000**



LONG LAST

Mynyddbach, Shirenewton, Chepstow, Monmouthshire NP16 6RP



Two/three bed detached bungalow
Great village location
Far reaching views

As you enter this property, you will be greeted by a welcoming entrance with rooms off this central hall. The principal bedroom or potentially second sitting room, all depending on your living requirements, are available.

This property offers a great deal of flexibility in allowing you to create a home that is adaptable to your needs. And all on one level living.

The property is located in the desirable area of Mynyddbach, Shirenewton, offering stunning far-reaching views. The village has excellent local amenities, including a gastro-pub and an outstanding primary school. It is easily accessible via the main motorway links M4, M48, and M5.

Nearby towns offer a wide range of amenities and stores, including Waitrose and M&S, as well as excellent public and private secondary schools and mainline railway stations. This area of Monmouthshire is renowned for its access to outdoor activities and areas of outstanding natural beauty.



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KEY FEATURES

- Two/three bed detached bungalow
- Sought after village
- Two electric vehicle charging points
- Solar panels
- No upper chain
- 6kwh home battery



STEP INSIDE



As you step into the property, you'll be greeted by luxurious tiled flooring with underfloor heating and expansive windows that offer breathtaking views of the surrounding countryside.

With 3 bedrooms, you have plenty of options to customise the layout to suit your preferences.

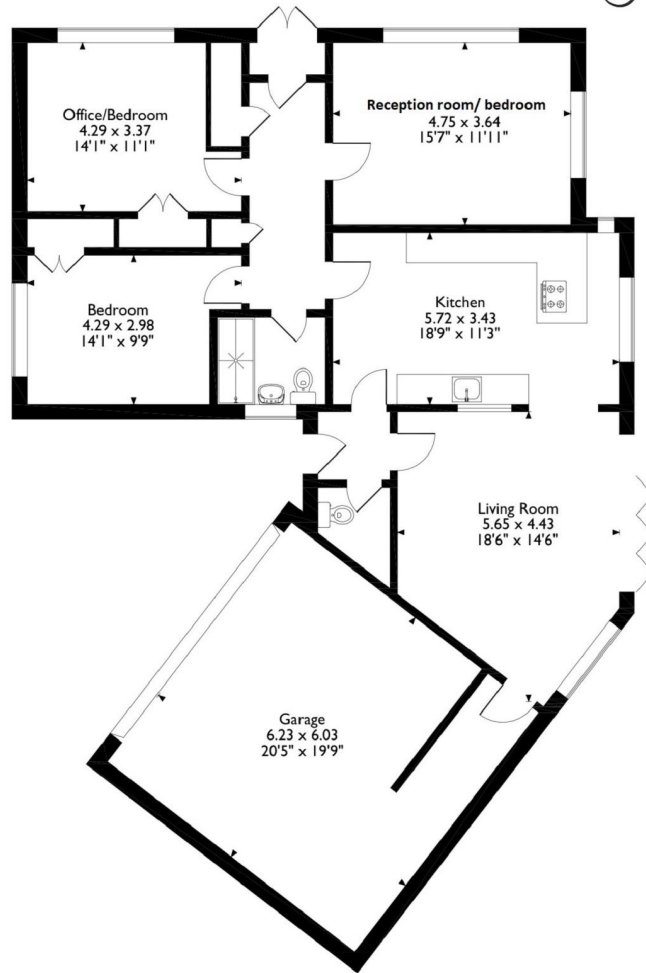
The kitchen is a chef's dream, complete with elegant granite worktops, high-end built-in appliances, and stunning vistas through the windows.

Off the central hall, you will have a family shower room with modern fittings.

Then step into the kitchen which allows you to gain access from the large patio door leading to a delightful private seating and entertaining area.

This room boasts a charming wood burner in the corner and provides easy access to the garage, rear hall, a practical utility room, and a second entrance door to the side of the property.

Approximate Gross Internal Area
147 Sq M/1582 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

STEP OUTSIDE



The expansive wrap-a-round garden surrounds the property to the east, south, and west. It mainly consists of a well-maintained lawn with mature shrubs, entertainment patios tucked in a private part of the rear garden, and a parking area. Additionally,

Both the property and the garden enjoy stunning, panoramic views.

AGENTS NOTE:

There are owned solar panels at the property.

INFORMATION

Postcode: NPI 6 6RP

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Mains

EPC: B





DIRECTIONS

From Chepstow, at the Racecourse roundabout, take the 1st exit onto the A466, and first turn right onto the B4235. Take the left turn sign-posted Shirenewton & Mynyddbach. Turn next right at the Mynyddbach sign and proceed up Old School Hill. The property destination is halfway up on the left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	89
(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	

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