DIRECTIONS

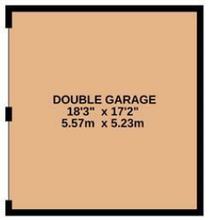
From our Chepstow office proceed up Moore Street, turning right onto the A48. Proceed to the roundabout taking the fourth exit onto St. Lawrence Road. Continue down the hill turning left at the second set of traffic lights. Proceed up the hill and down the other side, passing the play park and green. Proceed into Woolpitch Wood taking the first right and then right again into Yew Tree Wood. Proceed along this road turning right where you will find the property in the right hand corner of the cul-de-sac.

TENURE - FREEHOLD

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

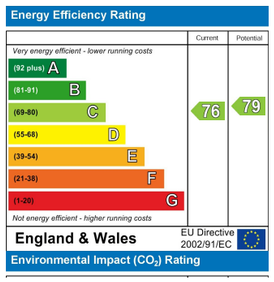
GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.

1ST FLOOR
861 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 2032 sq.ft. (188.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



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.

MOON&CO

3 YEW TREE WOOD, CHEPSTOW, MONMOUTHSHIRE, NP16 6AZ

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OFFERS IN EXCESS OF £600,000

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

3 Yew Tree Wood, Chepstow, offers a fantastic opportunity for a prospective purchaser to acquire this spacious, detached family home. The property is beautifully presented throughout with high quality finishes and is situated within a particularly popular residential area. To the ground floor the property offers a reception hall with access to the living room, dining room, ground floor WC and kitchen/breakfast room, with further access leading to the utility room. To the first floor are four double bedrooms, two of which benefitting from en-suite shower rooms and separate family bathroom. Outside the property is approached via tarmac parking area with double garage and side access leading to a low maintenance and private rear garden.

Being situated in Chepstow, a range of local facilities are close at hand to include primary and secondary schooling, an abundance of pubs, shops and restaurants along with doctors surgeries and dentists practices. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

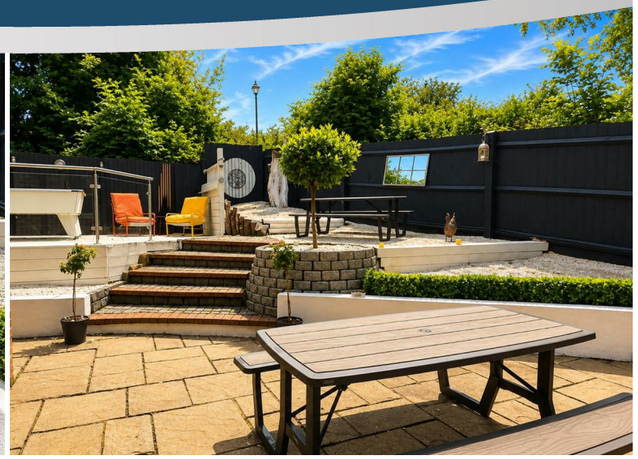
OUTSIDE
The property is approached via parking area with steps leading to the front entrance door and with low maintenance garden area laid to stone. Gated side access leads to a private and sunny rear garden with paved seating area and steps leading to decked sun terrace.

DOUBLE GARAGE
The property is approached via parking area for up to four vehicles, leading to a double garage with two manual up and over doors, power and light.

GARDENS
To the front is a low-maintenance area laid to stone. To the rear the property affords a wrap-around and low-maintenance garden perfect for everyday family living as well as entertaining. It comprises a good size paved patio area accessed from both the kitchen/ dining room and lounge, extending the natural flow of living space to the outside. Steps lead up to a further area laid to stones which in turn leads to a sizeable decking terrace with glass balustrade, lighting and power, perfect for entertaining friends and family. The rear garden is both private and fully enclosed, also benefitting gated pedestrian access to one side, which leads to the front.

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

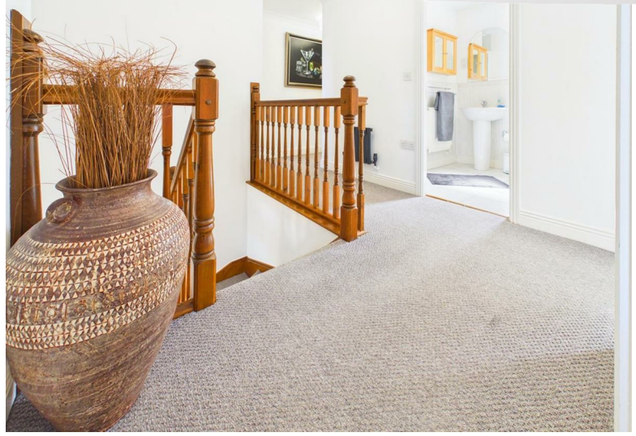
AGENTS NOTE
Please note that some images have been virtually staged with AI to showcase the home's potential. These illustrations are intended to help you visualise the layout.

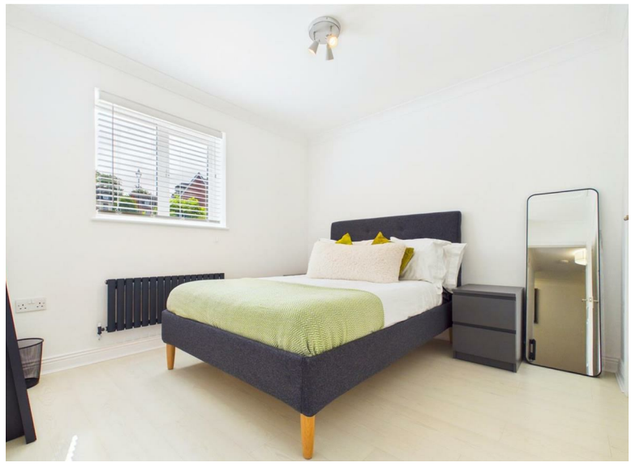


BEDROOM 3
Offering a double bedroom with double fitted wardrobes. Laminate flooring. Fitted air-conditioning unit. uPVC double glazed window to front elevation.

BEDROOM 4
A double bedroom with fitted wardrobe. Laminate flooring. uPVC double glazed window to rear elevation.

FAMILY BATHROOM
Comprising a four piece white suite to include low level WC, pedestal wash hand basin with chrome mixer tap, shower cubicle and bath with chrome mixer tap. Part-tiled walls and tiled flooring. Frosted uPVC double glazed window to rear elevation.



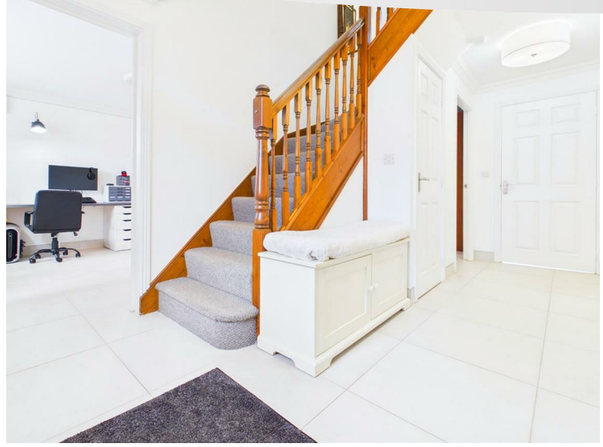


GROUND FLOOR

RECEPTION HALL
Composite frosted double glazed front door. Contemporary tiled flooring. Glazed double doors leading to living room. Stairs to first floor and understairs storage.

LIVING ROOM
A spacious reception room with uPVC double glazed bay window to front elevation and patio doors leading to the rear garden. Contemporary tiled flooring

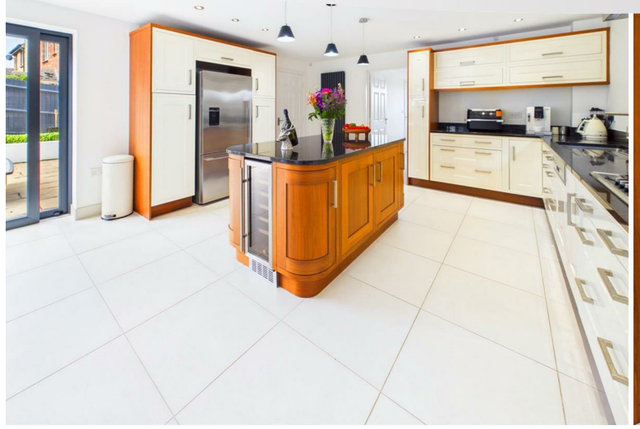
GROUND FLOOR/WC
Modern neutral suite to include pedestal wash hand basin and low-level WC. Radiator. Tiled floor and half-tiled walls. Frosted uPVC double glazed window to rear elevation.

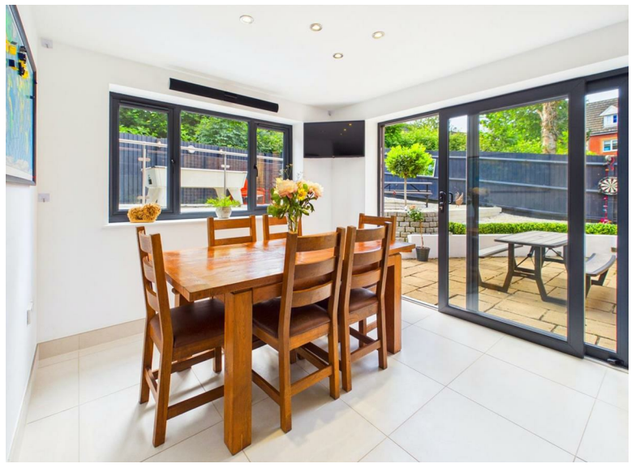


KITCHEN/BREAKFAST ROOM
Appointed with a high-quality range of base and eye level storage units with central island, fitted with granite worktops and splashbacks. One and a half bowl stainless sink unit with mixer tap. There are a range of fitted appliances to include five ring Neff gas hob with extractor over, Neff eye level electric fan assisted double oven and grill, microwave as well as Neff integrated dishwasher. With space for American style fridge/freezer. uPVC double glazed window to rear and side elevations along with patio doors leading to the rear garden. Contemporary tiled flooring. Spotlighting.

UTILITY ROOM
Appointed with a matching range of storage units with granite worktops. Inset one bowl and drainer sink unit with brushed steel mixer tap. Composite door leading to the rear garden.

FORMAL DINING ROOM/STUDY
Currently utilised as study area. With uPVC double glazed bay window to front elevation. Contemporary tiled flooring. Doorway leading to the reception hall.

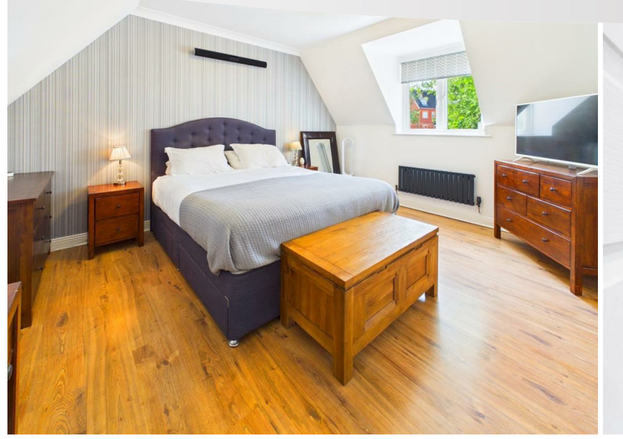
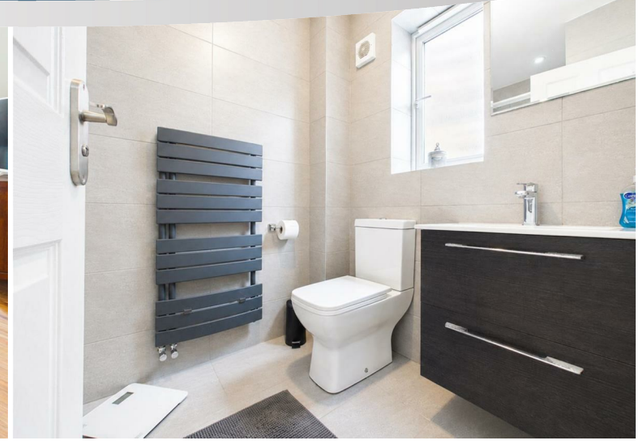
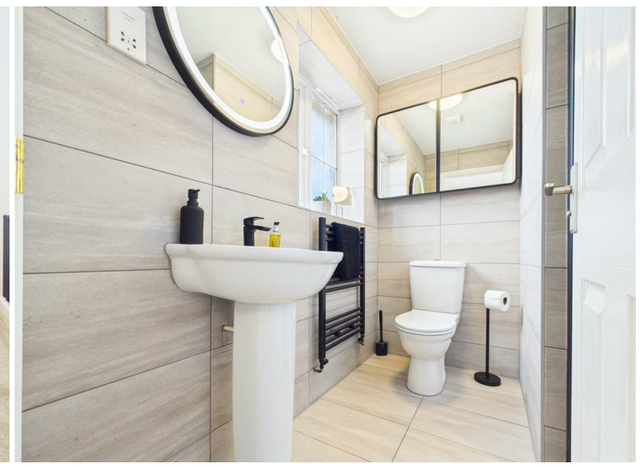




FIRST FLOOR STAIRS AND LANDING
Storage cupboard. Loft access point to a recently boarded loft space with two Velux rooflights and lighting, providing a great storage facility measuring in excess of 30 ft long. There is a potential to convert the loft space into two further bedrooms and a bathroom subject to all necessary consents (the precedent was set by one of the neighbouring properties).

PRINCIPAL BEDROOM
Comprising a generous double bedroom with partially vaulted ceiling and uPVC double glazed window to side elevation. Open to dressing area with double fitted wardrobes. Laminate flooring. Fitted air-conditioning unit. Access to en-suite shower room.

EN-SUITE SHOWER ROOM
Comprising a modern three-piece white suite to include low-level WC, wash hand basin with chrome mixer tap inset into vanity unit and double shower cubicle with chrome mains fed shower over. Fully tiled walls and tiled flooring. Heated towel rail. Frosted uPVC double glazed window to side elevation.

BEDROOM 2
Offering a double bedroom with double fitted wardrobes. Air conditioning unit. uPVC double glazed window to front elevation. Access to en-suite shower room.

EN-SUITE SHOWER ROOM
A beautiful contemporary and modern suite comprising low-level WC, pedestal wash hand basin and a double width walk-in shower with overhead waterfall shower and separate hand held attachment. Contemporary tiling to floor and walls. Heated towel rail. Frosted window to front aspect.