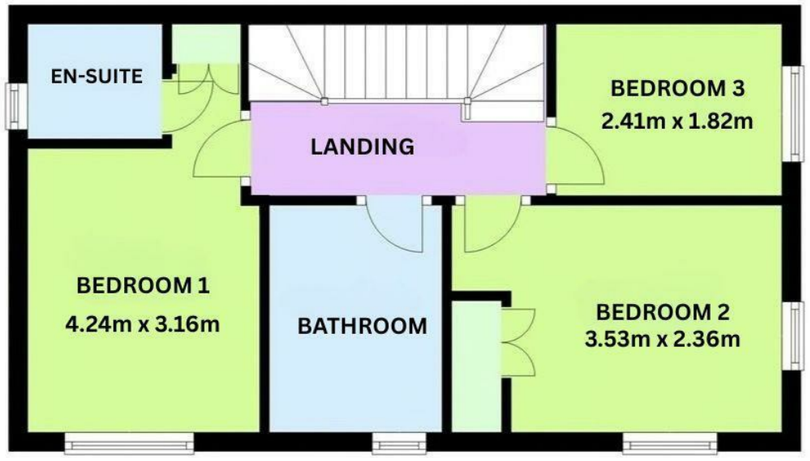
DIRECTIONS

From our Chepstow office, proceed to the main High Beech Roundabout, taking the fourth exit, past the first set of traffic lights and continue down the hill, turning left, continue without deviation along this road, as you drop down through the parkland area you will approach Woolpitch Wood. Continue along the main part of Woolpitch Wood where you will find this property on your left hand side.

TENURE - FREEHOLD

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

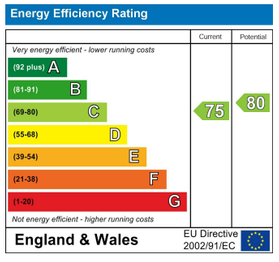


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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

33 WOOLPITCH WOOD, CHEPSTOW, MONMOUTHSHIRE, NP16 6DR

3 2 1 C

£289,500

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

Moon and Co. are delighted to offer to the market this three-bedroom, semi-detached property located within the sought-after development on the outskirts of Chepstow but being within walking distance to local primary and secondary schools, shops, leisure centre and other amenities in Chepstow's town centre, as well as being within easy reach of the M48 motorway bringing Bristol, Newport and Cardiff within easy reach.

The property briefly comprises to the ground floor: reception hall, living room, kitchen/dining room and cloakroom/WC with two double bedrooms (one en-suite) along with a single bedroom and a family bathroom to the first floor. Outside the property benefits from a single garage and off-road parking for two vehicles and low-maintenance gardens to the rear.

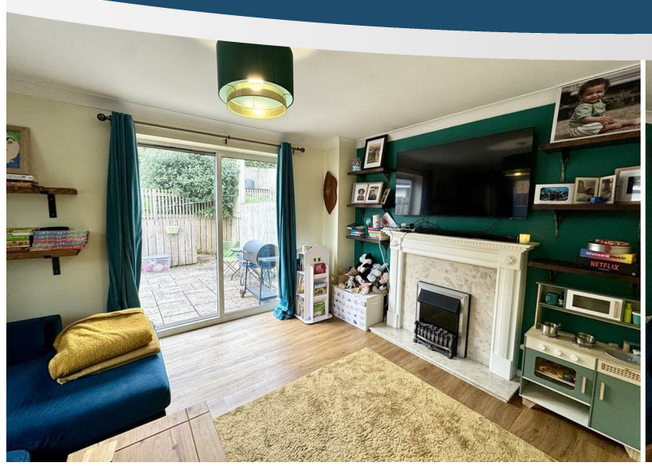
GROUND FLOOR

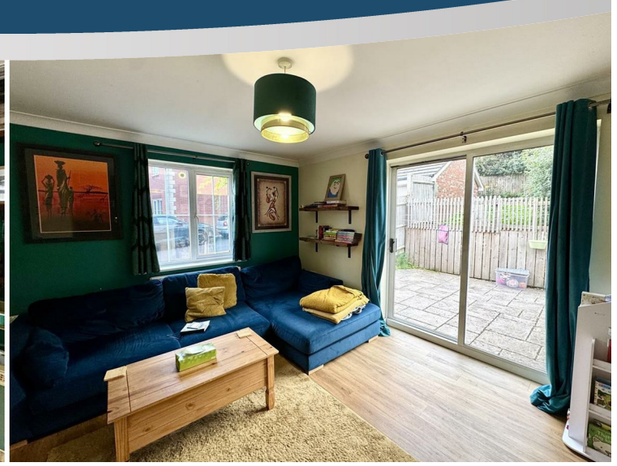
ENTRANCE HALL
Spacious reception hall with door to front elevation. Stairs to first floor and understairs storage cupboard.

SITTING ROOM
4.32m x 3.50m (14'2" x 11'5")
Light and airy sitting room with feature fireplace. Window to front elevation and patio to rear garden.

KITCHEN/DINING ROOM
4.32m x 2.39m (14'2" x 7'10")
Appointed with a matching range of eye and base level storage units with work surfacing over and tiled splashbacks. One and a half bowl and drainer stainless steel sink unit with chrome mixer tap. Four ring gas hob with stainless steel extractor fan over and double oven below. Integrated appliances to include fridge/freezer and dishwasher. Space for washing machine and microwave. Combi-boiler. Space for dining table and chairs. Triple aspect windows to side and front elevations.

CLOAKROOM/WC
With low-level WC and pedestal wash hand basin with mixer tap. Half-tiled walls.





FIRST FLOOR STAIRS AND LANDING
Gives access to all first floor rooms.

BEDROOM 1
4.24m x 3.16m (13'10" x 10'4")
A double bedroom with window to front elevation. Built-in wardrobe. Access to: -

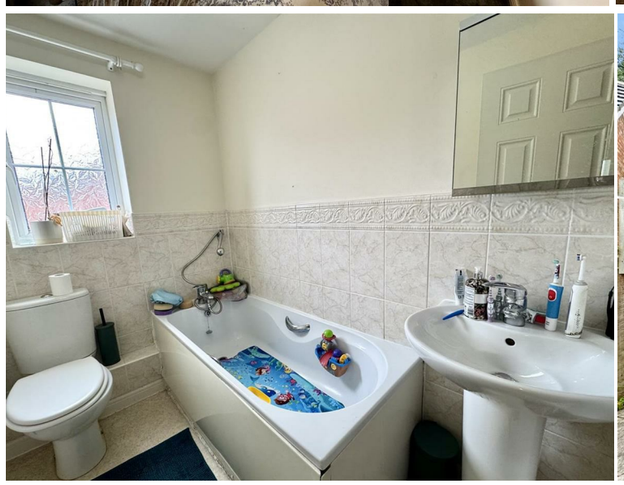
EN-SUITE SHOWER ROOM
Appointed with a three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap and step-in shower enclosure with rainfall shower head over and separate shower attachment. Tiled walls. Frosted window to side elevation.

BEDROOM 2
3.53m x 2.36m (11'6" x 7'8")
A double bedroom with window to front elevation. Built-in wardrobe.

BEDROOM 3
2.41m x 1.82m (7'10" x 5'11")
A single bedroom with window to side elevation.

FAMILY BATHROOM
Comprising a three-piece suite to include low-level WC, pedestal wash hand basin with mixer tap and panelled bath with mixer tap and hand-held shower attachment. Part-tiled walls. Frosted window to front elevation.

GARAGE
Off-road parking for two vehicles leads to a single car garage with up and over door.

GARDENS
To the front is a low-maintenance laid to lawn with hedge to boundary. To the rear is an area laid to patio slabs with further area laid to lawn bordered by timber fencing.

SERVICES
All mains services are connected to include mains gas central heating.
Council tax band E.