



## DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit towards Monmouth. Past through the first set of the traffic lights, drop down the hill, then take the next left. Follow this road through the parkland area into Woolpitch Wood, carry along without deviation following the road round to the right where you will find 45 in the bottom left hand corner.

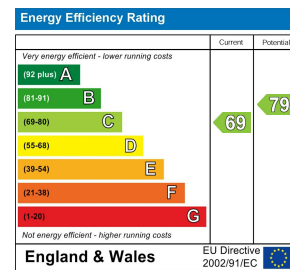
## SERVICES

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

Council tax band G.

## TENURE - FREEHOLD

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



**45 WOOLPITCH WOOD, CHEPSTOW,  
MONMOUTHSHIRE, NP16 6DR**



**£550,000**

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. 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.

45 Woolpitch Wood comprises a detached three storey family house occupying a very pleasant corner location and having one of the best plots with a large level drive offering parking for up to six vehicles, as well as a pleasant sunny and good sized level rear garden. The house itself offers flexible accommodation over three floors with viewings highly recommended.

Woolpitch Wood development is located in a convenient position close to Chepstow's town centre with a range of local facilities to include local primary and secondary schools, doctor and dental surgeries, shops and pubs. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within easy commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

Door to front elevation. Stairs to first floor.

### CLOAKROOM/WC

Low level WC and wash hand basin. Window to rear elevation.

### LIVING ROOM

**4.57m x 4.57m (15' x 15')**

A most pleasant sunny and bright reception room with French doors to rear garden and window to side elevation. Feature fireplace.

### DINING ROOM

**3.84m x 2.97m (12'7" x 9'9")**

With window to front elevation.

### KITCHEN

**4.57m x 3.15m (15' x 10'4")**

Appointed with a matching range of base and eye level storage units with ample work surfacing over. Inset stainless steel one and a half bowl and drainer sink unit. Range cooker with extractor over. Integrated fridge/freezer and dishwasher. Tiled splashbacks and slate flooring. Window to front elevation and half glazed door to rear.

### FIRST FLOOR STAIRS AND LANDING

Airing cupboard.

### BEDROOM 2

**3.96m x 3.66m (13' x 12')**

With two windows to front elevation. Built-in wardrobe. Door leading to:-

### EN-SUITE SHOWER ROOM

Appointed with a three piece suite offering step-in shower cubicle, low level WC and wash hand basin. Window to side elevation.

### BEDROOM 4

**3.30m x 2.24m (10'10" x 7'4")**

Window to rear elevation. Built-in wardrobe.

### BEDROOM 5

**3.30m x 2.31m (10'10" x 7'7")**

Window to rear elevation. Built-in wardrobe.

### STUDY/BEDROOM 6

**2.64m x 2.16m (8'8" x 7'1")**

With window to rear elevation.

### FAMILY BATHROOM

Appointed with a three piece suite comprising panelled bath, low level WC and wash hand basin. Part tiled walls. Frosted window to front elevation.

### SECOND FLOOR STAIRS AND LANDING

### BEDROOM 3

**3.38m x 2.74m (11'1" x 9')**

With windows to front and rear elevations.

### PRINCIPAL BEDROOM SUITE

**3.96m x 3.35m (13' x 11')**

A most attractive principal suite with window to front elevation. Open to:-

### DRESSING ROOM

**2.03m x 1.93m (6'8" x 6'4")**

With a range of built-in wardrobes.

### EN-SUITE

Offering panelled bath, low level WC, step-in shower cubicle and wash hand basin. Part tiled walls. With frosted window to rear elevation.

### OUTSIDE

### GARDENS AND GROUNDS

As aforementioned 45 Woolpitch Wood enjoys one of the best plots on this popular development with large double driveway offering parking for up to six vehicles, including a detached double garage. The principal garden is located to the rear of the property extensively laid to lawn with southerly aspect and large raised decked area.

### SERVICES

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

