



DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right on the A48, at the roundabout take the fourth exit. Continue passing through the first set of traffic lights dropping down hill and turning left. Continue along this road taking the second turning on your right and then first right into Yew Tree Wood where you will find this property on your right towards the end of the cul-de-sac.

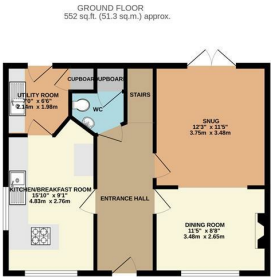
SERVICES

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

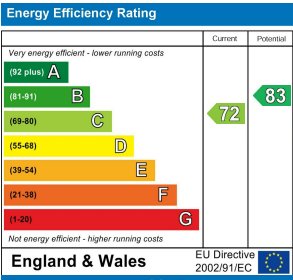
Council Tax Band G

TENURE - FREEHOLD

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



TOTAL FLOOR AREA : 1674 sq.ft. (155.5 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.
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1 YEW TREE WOOD, CHEPSTOW,
MONMOUTHSHIRE, NP16 6AZ

5 3 2 C

£535,000

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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. 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.

Yew Tree Wood comprises of a spacious and characterful detached three storey family house occupying a pleasant end of cul-de-sac location within the popular Yew Tree Wood development. The property offers flexible and spacious accommodation with entrance hall, living room and dining room, along with updated kitchen, utility room and WC to the ground floor. To the first floor an impressive drawing room with bay window, along with the principal bedroom benefiting from dressing area and en-suite shower room. To the second floor the property offers an additional en-suite guest bedroom, as well as two further guest bedrooms, bedroom 5/study and updated bathroom with feature claw foot bath. Viewing is highly recommended.

Being situated in Chepstow a range of local amenities are close at hand and within walking distance to include, train and bus stations, primary and secondary schools, shops, pubs and restaurants, as well as doctors and dental surgeries. 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.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Wood flooring. Stair to first floor.

CLOAKROOM/WC

Comprising a two-piece suite to include low level WC and wash hand basin. Tiled flooring. Storage cupboard.



OUTSIDE

GARAGE

A single car garage with up and over door, power and light,

GARDENS

The property stands in level mature corner gardens with drive offering parking for two vehicles, giving access to the garage. Behind the garage and overlooking the garden is an attractive and useful home office/hobbies room with doors to a sun terrace . The rear garden is mainly laid to lawn with mature borders and a patio area.

SERVICES

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



BEDROOM 4
3.05m x 2.59m (10' x 8'6")

With window to rear elevation.

BEDROOM 5/STUDY
1.88m x 1.83m (6'2" x 6')

With window to front elevation.

BATHROOM

Stylishly updated with a three-piece suite comprising slipper bath, low level WC and wash hand basin. Window to rear.

LIVING ROOM
3.66m x 3.51m (12' x 11'6")

A bright room with window to side and French doors to rear garden, open to :-

DINING ROOM
3.48m x 2.64m (11'5" x 8'8")

With window to front elevation.

KITCHEN

5.13m x 2.74m (16'10" x 9')

Tastefully appointed with a matching range of updated base and eye level storage units with ample granite work surfacing over, inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Four ring ceramic hob with extractor over and electric double oven by NEFF. Integrated dishwasher. Hi gloss tiled flooring. Windows to front and side elevations. Door leading to :-

UTILITY ROOM

2.13m x 2.08m (7' x 6'10")

With door to rear gardens. Space for washing machine and tumble drier. Single bowl stainless steel sink and drainer unit with mixer tap. Wall mounted gas fired boiler.



FIRST FLOOR STAIRS AND LANDING

DRAWING ROOM

6.48m x 3.48m (21'3" x 11'5")

A most impressive principal reception room with triple aspect windows and notably an attractive bay window to the side elevation. Feature fireplace.

PRINCIPAL BEDROOM SUITE

4.78m x 3.18m (15'8" x 10'5")

A spacious principal bedroom with two windows to front elevation. Archway to :-

DRESSING AREA

With extensive range of wardrobes. Leading to :-

EN-SUITE SHOWER ROOM

Comprising an updated suite to include step-in shower, low level WC and vanity wash hand basin. Tiled flooring and splashbacks. Window to rear elevation.



SECOND FLOOR STAIRS AND LANDING

Access to loft space, which has power and lighting.

PRINCIPAL GUEST SUITE

With window to front elevation. Door to :-

EN-SUITE SHOWER ROOM

Comprising a step-in shower cubicle, low level WC and wash hand basin. Window to side elevation.

BEDROOM 3

3.23m x 2.82m (10'7" x 9'3")

A double bedroom with built-in wardrobes. Window front elevation.

