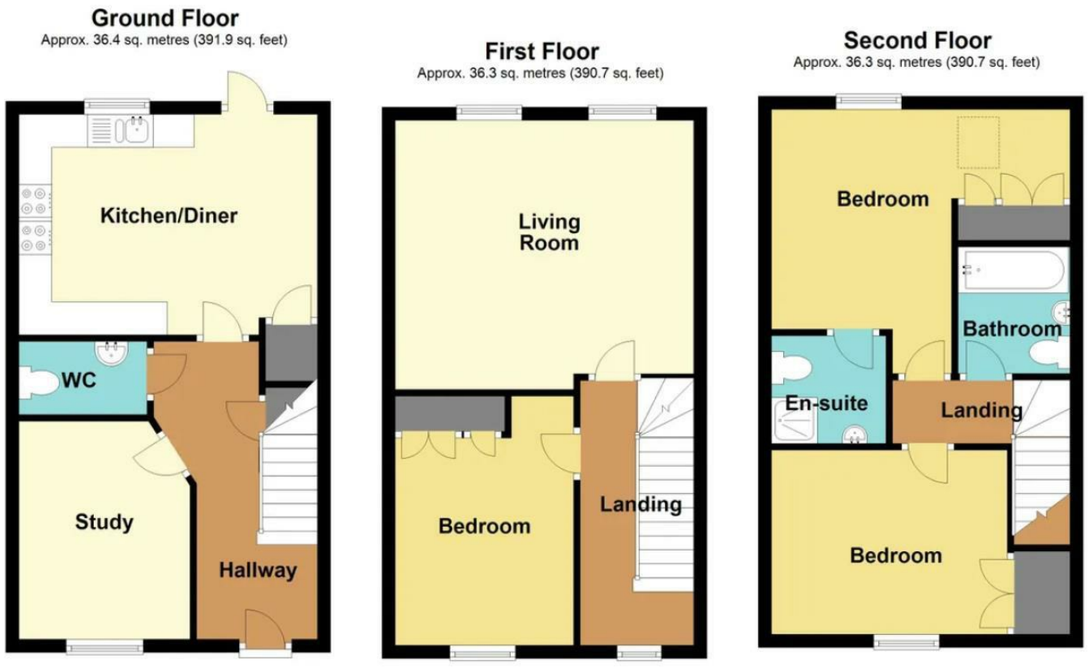
DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit towards Monmouth. Pass through the first set of traffic lights, proceed down the hill taking the next left into Barnets Wood, continue along the road without deviation passing the park on your right and down the hill into Woolpitch Wood. Carry on along this road where you will find the property in front of you just before the road bends to the right.

TENURE - FREEHOLD

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



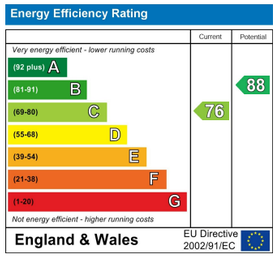
Total area: approx. 109.0 sq. metres (1173.3 sq. feet)

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

35 WOOLPITCH WOOD, CHEPSTOW, MONMOUTHSHIRE, NP16 6DR

3 2 2 C

£318,500

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

Offered to the market with the benefit of no onward chain, this deceptively spacious three-storey mid-terrace townhouse offers fantastic versatile and substantial living accommodation that will no doubt suit a variety of markets. The property is situated in the corner of a very popular residential development within walking distance to local schools and amenities whilst retaining excellent commutable access to the motorway network. The existing layout briefly comprises to the ground floor a welcoming entrance hall, cloakroom/WC, kitchen/dining room as well as a flexible reception room currently utilised as a formal dining room. The first floor offers a very well-proportioned lounge and a guest double bedroom, whilst to the second floor is principal double bedroom with fitted wardrobes and an en-suite shower room along with is a third double bedroom and a family bathroom. The property further benefits private driveway/parking for at least two vehicles in front of a single garage and a low-maintenance garden to the rear. We would strongly recommend arranging an internal viewing to appreciate all this property has to offer.

GROUND FLOOR

ENTRANCE HALL
Welcoming entrance hall with stairs to first floor, useful understairs storage area as well as a built-in understairs storage cupboard.

CLOAKROOM/WC
A neutral suite to include low-level WC and pedestal wash hand basin with mixer tap. Half-tiled walls.

DINING ROOM/STUDY
3.29m x 2.6m (10'9" x 8'6")
A very versatile room offering a variety of uses depending on requirements, currently utilised as a formal dining room along with a sitting area. Window to front elevation.

KITCHEN/BREAKFAST ROOM
3.35m x 4.55m (10'11" x 14'11")
A sizeable open plan room perfect for entertaining and everyday family living with kitchen area comprising an extensive range of fitted wall and base units with ample laminate worktop and tiled splashbacks. Feature free standing range cooker with eight ring gas hob and double electric oven/grill with extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Useful built-in pantry cupboard. Plenty of space for dining table and chairs. Attractive tiled flooring. Window and pedestrian door to rear garden.

FIRST FLOOR STAIRS AND LANDING
Light and airy space with window to front elevation. Staircase to second floor.

LOUNGE
4.04m x 4.55m (13'3" x 14'11")
A really well-proportioned formal reception room with two windows to the rear elevation and feature fireplace with marble surround and electric fire.

BEDROOM 3
3.79m x 2.72m (12'5" x 8'11")
A guest double bedroom with window to front elevation. Fitted wardrobes.

SECOND FLOOR STAIRS AND LANDING
Loft access point.

PRINCIPAL BEDROOM
3.35m x 4.57m (10'11" x 14'11")
Main double bedroom with window to the rear elevation as well as a Velux window flooding lots of natural light. Fitted wardrobes.

EN-SUITE
1.64m x 1.84m (5'4" x 6'0")
A modern neutral suite to include corner walk-in shower cubicle with mains fed shower unit, low-level WC and pedestal wash hand basin with mixer tap. Fully tiled walls.

BEDROOM 2
2.76m x 3.56m (9'0" x 11'8")
A guest double bedroom with window to the front elevation. Built-in wardrobes.

FAMILY BATHROOM
2.15m x 1.7m (7'0" x 5'6")
Appointed with a three-piece suite to include panelled bath with mains fed shower over, pedestal wash hand basin with mixer tap and low-level WC. Part-tiled walls.

GARAGE
Driveway offering tandem parking for two vehicles leads to a single car garage with up and over door.

GARDENS
The property is approached by a pedestrian paved pathway leading to the front entrance door with useful storm porch. Low-maintenance garden area laid to stones as well as a small hedgerow to the front boundary and attractive wrought iron railings. The rear garden is both private and low-maintenance comprising a contemporary paved patio area providing a fantastic space for dining and entertaining with friends and family, a few steps lead up to a low-maintenance tiered area laid to lawn with pedestrian pathway leading up to the raised decking at the rear spanning the full width of the garden.

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



