



# CHEPSTOW

Guide price **£320,000**



# 109 WOOLPITCH WOOD

Chepstow, Monmouthshire NP16 6DR



Three bed semi detached  
Ideal property for a professional couple or investment  
Private parking under a carport

Located within a popular residential area known as Bayfields in the historic market town of Chepstow, this three-bed, semi-detached house is a modern home offering great accommodation situated in a quiet part of this development, overlooking fields and tucked away from the main roads.

Still all within walking distance to Chepstow Community Hospital and local schools, this residence provides convenient access to the town centre and major road routes to Bristol, Newport, and Cardiff.

The modern estate combines urban amenities with the allure of the surrounding countryside, with a local children's park within walking distance.

This three-bedroom, semi-detached property is situated in a private location on the edge of the development with direct pathway access to woodland walks, yet close to the town and easy access to the M4 and M5 motorways.

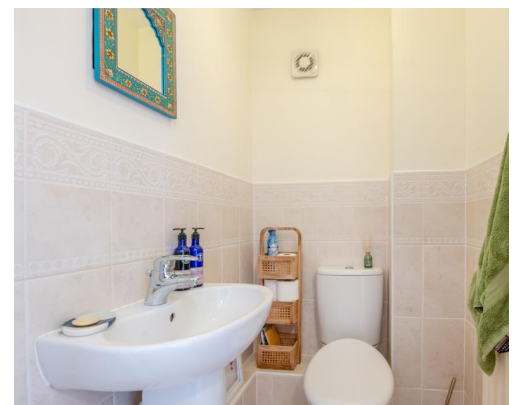


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### KEY FEATURES

- Three bed end terrace property
- Parking under the carport
- Kitchen diner
- Private location in Bayfield development
- Ideal FTB property
- Countryside views



# STEP INSIDE



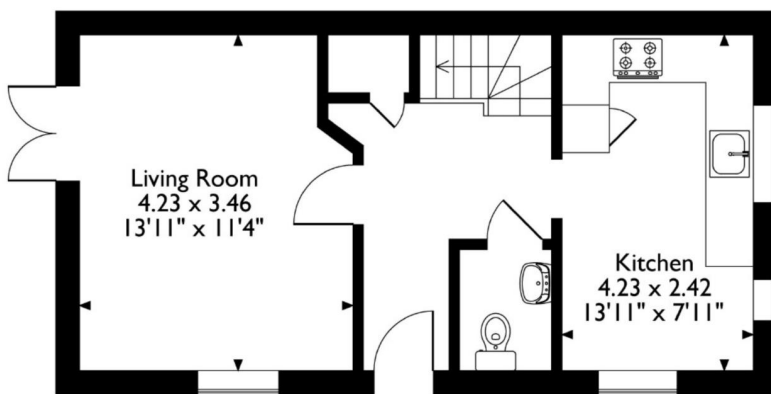
Upon entering the property, you are welcomed by a spacious hall with access to a handy ground-floor WC and stairs leading to the first floor.

The kitchen is flooded with light from three windows giving plenty of natural afternoon sunlight.

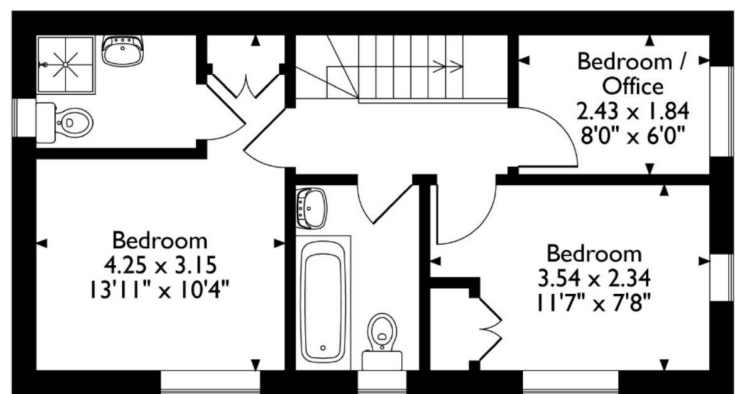
The kitchen is modern with fitted appliances and neutral-toned wall and base units with plenty of worktop space. The kitchen also has a dining area with ample space for a dining table to sit and enjoy the start of the day.

The lounge boasts a cosy atmosphere with a log burner positioned in the corner. The natural wooden flooring adds a modern vibe to the decor with French doors leading out to the private rear garden, which includes a summer house that could be used as a hobby room or a place to sit and relax.

## Approximate Gross Internal Area 72 Sq M/776 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the principal bedroom has open views over the fields and beyond and has the added benefit of an ensuite shower room and built-in wardrobes.

This property offers comfortable living spaces and a peaceful outdoor area for relaxation.

There are two additional bedrooms and a modern family bathroom on this level.

# STEP OUTSIDE



This thoughtful landscaping adds to the overall appeal of the property, offering outdoor spaces for relaxation and enjoyment. A level lawned area and mature shrubs around the borders, give a feeling of nature.

The property has an outdoor log store and summerhouse that has electricity fitted, so could be potentially utilised as additional space to sit and enjoy or an additional storage area. There is also the benefit of a vehicle carport that houses the car parking space.

## INFORMATION

Postcode: NPI 6 6DR  
Tenure: Freehold  
Tax Band: E  
Heating: Gas  
Drainage: Mains  
EPC: C





## DIRECTIONS

From Larkfield Roundabout take the A466, St Lawrence Road, towards Chepstow Racecourse, passing the Community Hospital on your right-hand side. Take the next turning left into Barnets Wood. Continue along this road past a large children's play area on your right and open field to your left.

When you come into the estate follow the road down, take the 2nd turning on the right and the property will be located at the far end of the small private courtyard. The parking area is directly in front of the property situated on the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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