

H & H

HOUSE & HOME
PROPERTY AGENTS



77 Woolpitch Wood

Off Romana Grange, Chepstow, NP16 6DR

£214,950



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Stylish and well-planned two-bedroom apartment in a quiet and sought-after location, featuring a modern open-plan living area with oak flooring and wood burner, private garage with internal access, and allocated parking.



Description

This well-designed and purpose-built apartment is located in a peaceful and highly sought-after area. The property features a welcoming reception hall with a personal internal door to the garage and stairs leading to the spacious first-floor living area. The living room boasts attractive oak flooring and a charming wood-burning stove, opening seamlessly into a modern, fitted kitchen. A door from the living area leads to an inner hallway, giving access to two well-proportioned bedrooms and a stylish, contemporary bathroom. The garage, accessed both internally and externally via an up-and-over door, provides additional convenience with a built-in storage cupboard, as well as plumbing and space for a washing machine. There is also a private parking space located directly in front of the garage. Woolpitch Wood is conveniently located near Chepstow comprehensive school, The Dell Junior School, and the bustling market town of Chepstow. Chepstow is know as the gateway to the Wye Valley, itself a designated area of outstanding natural beauty. For those that enjoy the outdoors, there are many walks in the area including the Wye Valley Walk, which starts a short distance away at Chepstow leisure Centre and Wales coastal footpath which starts in Chepstow and follows the coastline all the way to North Wales. For the commuter, there are excellent road networks close by plus bus and rail links to be found in Chepstow. All of which bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

Reception Hall

Approached via a panelled door. Personel door to garage. Turn stairs to living room.

Living Room 16'07 to inc stairs x 12'02 (5.05m to inc stairs x 3.71m)

Coving. Oak flooring. Wrought iron wood burner. Two panelled radiators. UPVC double glazed window to front elevation. Door to inner hallway. Open to kitchen.

Kitchen 9'09 x 5'05 (2.97m x 1.65m)

Inset spotlighting to plain ceiling. The kitchen is fitted with a matching range of base and eye level storage units all with wood effect work surfaces and tile splash back. One an half bowl sink and mixer tap set into work surface. Built in double fan assisted electric oven. Four ring gas hob set into work surface with tile splash back and stainless steel extractor hood and lighting over. Built in fridge freezer. Integrated dishwasher. Tile effect flooring. Velux rood window to rear elevation.

Inner Hallway

Access to loft inspection point. Useful Storage cupboard. Doors off.

Bedroom One 11'09 max x 10'07 max (3.58m max x 3.23m max)

Coving. Panelled radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'05 x 7'07 (2.57m x 2.31m)

Coving. Panelled radiator. UPVC double glazed window to rear elevation.

Bathroom

Inset spotlighting and extractor to ceiling. Low level W.C. Pedestal wash hand basin. Bath with mains fed shower over. Part shower panels and tiling to walls. Contemporary radiator. Wood effect flooring. Velux roof window to rear elevation.

Garage and Parking

Up and over door. Power points and lighting. Wall mounted gas combination boiler. Wash hand basin. Plumbing and space for washing machine. Useful storage cupboard. Personal door reception hall.

Material Information

Tenure - Leasehold. We understand this is for 999 years from 1st January 2001. Fees for the coach house/garages and courtyard maintenance are approximatly £832.89 per annum.

Council Tax Band - D

Mains gas. Mains electricity. Mains water. Mains drainage.

We are informed the property is of standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage:

<https://checker.ofcom.org.uk/>

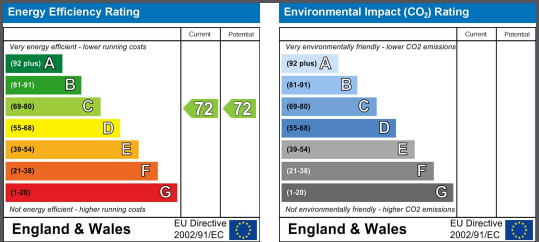
Area Map



Floor Plans



Energy Efficiency Graph



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