



## DIRECTIONS

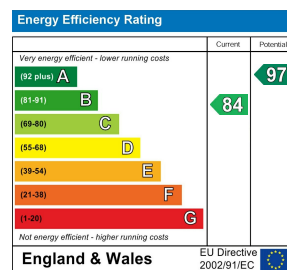
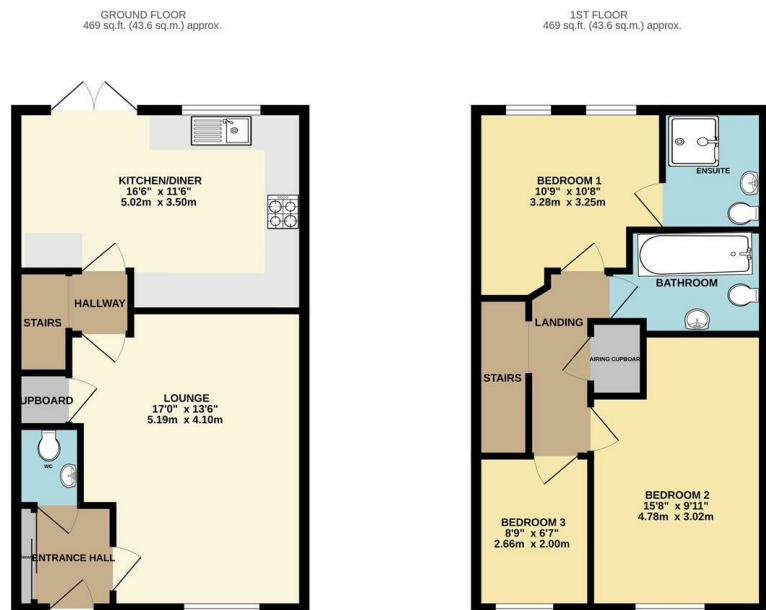
From Chepstow town centre proceed through the Archway straight to the top of Moor Street, turning left onto the A48 and continue down the hill. At the first set of traffic lights turn right, passing Tesco on your left-hand side, take the next left turn and follow the road into Brunel Quarter estate. Proceed along this road turning right onto Bailey Bridge Drive, take the second turning on your right into Shipyard Close and then turning right and immediately right again where you will find the property.

## SERVICES

All mains services are connected to include mains gas central heating.  
Council Tax Band E.

## TENURE - FREEHOLD

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



16 SHIPYARD CLOSE, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5WG

3 2 1 B

£334,500

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.



Shipyard Close comprises a contemporary family house, offering an excellent opportunity to acquire a property with no onward chain on this development which is very popular, as it enjoys a super location close to Chepstow and its historic town centre with its range of facilities. The well-presented accommodation briefly offers to the ground floor; entrance hall, cloakroom/WC, spacious living room, stylish and well appointed kitchen/breakfast room and to the first floor, three bedrooms (one en-suite) and a family bathroom. The house also benefits from its own parking to the side for a number of vehicles and a spacious enclosed rear garden.

Being situated in Chepstow a range of local amenities are close at hand and within walking distance to include, Tesco store, train and bus stations, primary and secondary schools, shops, pubs and restaurants, as well as doctor 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 commuting distance

**GROUND FLOOR**

**ENTRANCE HALL**

A composite door with a frosted glazed panel leads into the reception hall. Wooden-effect flooring.

**GROUND FLOOR WC**

Appointed with low-level WC and a wash hand basin with chrome mixer tap and tiled splashback. Wooden effect flooring.

**SITTING ROOM**

**5.18m x 4.11m (17'0" x 13'6")**

A light and airy reception room with window to front elevation. Handy storage cupboard.

**INNER HALLWAY**

Stairs to first floor.

**KITCHEN/BREAKFAST ROOM**

**5.03m x 3.51m (16'6" x 11'6")**

Tastefully appointed with a matching range of base and eye level storage units with ample wood effect work surfacing over and wood effect upstands. Inset one bowl and drainer sink unit with mixer tap. Fitted four ring gas hob with extractor hood over and electric oven below. Integrated dishwasher, washing machine and fridge/freezer. Useful understairs storage cupboard. Window and patio door to the rear garden.

**FIRST FLOOR STAIRS AND LANDING**

Airing cupboard and loft access point.

**BEDROOM 1**

**3.28m x 3.25m (10'9" x 10'7")**

A double bedroom with two windows to rear elevation. Built-in wardrobe with sliding doors. Door to :-

**EN-SUITE SHOWER ROOM**

Appointed with a contemporary three piece suite to include step-in shower with tile surround, low-level WC and wash hand basin. Heated towel rail. Wood effect flooring.

**BEDROOM 2**

**4.78mx 3.02m (15'8"x 9'10")**

A double bedroom with built-in wardrobe. Juliet balcony to front elevation.

**BEDROOM 3**

**2.67m x 2.01m (8'9" x 6'7")**

A single bedroom with window to front elevation.

**FAMILY BATHROOM**

Comprising a contemporary three-piece suite to include panelled bath with tile surround, low-level WC and wash hand basin with mixer tap and tiled splashback. Heated towel rail.

**GARDENS**

To the front is a low maintenance garden and to the side is an off-road parking for up to three vehicles. The rear garden benefits from a spacious patio area, perfect for dining and entertaining, a level lawn with flower borders. Out door electric point. Fence to boundary.

**SERVICES**

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

