



### DIRECTIONS

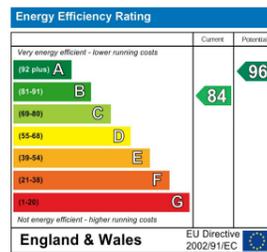
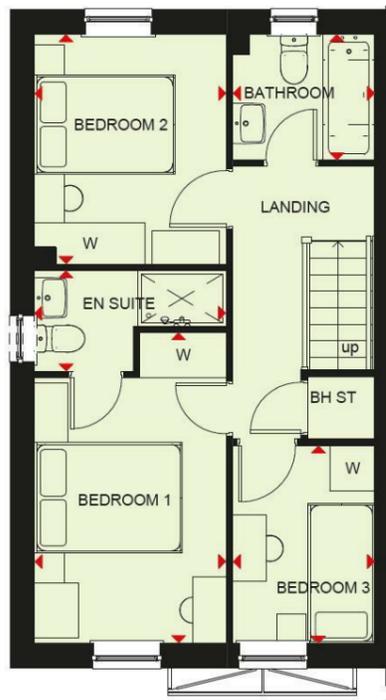
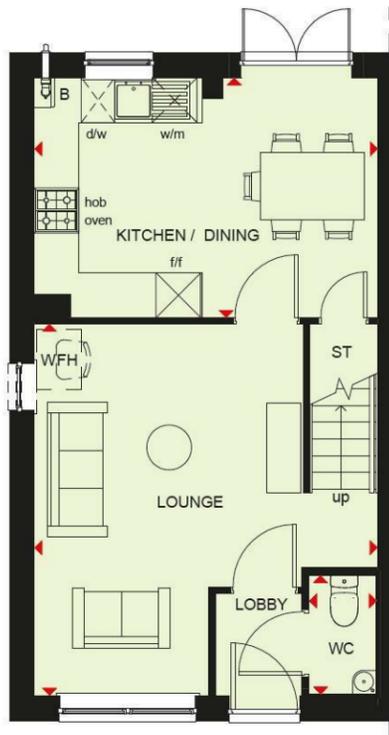
From Chepstow town centre proceed through the Archway straight to the top of Moor Street, turning left onto the A48 and continue down the hill. At the first set of traffic lights turn right, passing Tesco on your left-hand side, take the next left turn and follow the road into the Brunel Quarter estate. Proceed along Mabey Drive taking the first left turn into Princess Way, follow the road into Packet Slip Close where you will find the property on the right.

### 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.



## 25 FINCHES CLOSE, CHEPSTOW, MONMOUTHSHIRE, NP16 5UX

3 2 1 B

### £350,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

**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.

Occupying a pleasant position on this popular modern Brunel Quarter development, this property enjoys a super location not only by being close to Chepstow and its historic town centre with its attendant range of facilities, but also to the Lower Wye Valley area. The contemporary family house is well presented throughout and briefly comprises to the ground floor; entrance hall, WC/cloakroom, spacious sitting room and a fantastic open plan kitchen/diner with French doors to the rear garden. The first floor offers the principal bedroom with en suite shower room, a second double bedroom, a single bedroom and the family bathroom. The property further benefits allocated parking to the side for three vehicles with gated pedestrian access to the rear garden providing an ideal space for children to play and for dining and entertaining.

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

Front door leads into entrance hall with wooden effect flooring. Stairs to first floor.

### GROUND FLOOR WC

With low-level WC and corner pedestal wash handbasin with tiled splashbacks and chrome mixer tap.

### SITTING ROOM

**4.59m x 4.95m (15'0" x 16'2")**

Spacious light and airy reception room with window to front elevation.

### KITCHEN/DINING ROOM

**4.60m x 3.20m (15'1" x 10'5")**

Appointed with a matching range of base and eye level storage units with marble effect work surfacing over. One bowl and drainer stainless steel sink unit with mixer tap. Four ring gas hob with extractor hood over and oven below. Integrated dishwasher and fridge/freezer, space for washing machine. Handy understairs storage cupboard. Window and French doors to rear garden.

## FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

### BEDROOM 1

**2.60m x 4.20m (8'6" x 13'9")**

A double bedroom with full length window to front elevation. Wardrobe recess. Door to: -

### EN-SUITE

Appointed with a three-piece suite to include shower unit with chrome shower attachment, pedestal wash hand basin with chrome mixer tap and a low-level WC. Frosted window two side elevation.

### BEDROOM 2

**2.59m x 3.11m (8'5" x 10'2")**

A double bedroom with window to rear elevation.

### BEDROOM 3

**1.92m x 2.68m (6'3" x 8'9")**

A single bedroom currently utilised as a study. Window to front elevation.

## FAMILY BATHROOM

Comprising a three-piece suite to include panelled bath with chrome mixer taps and tiled surround, low-level WC and pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Frosted window to the rear elevation.

## GARDENS

Paved pathway leads to the front door with front garden planted with a range of mature plants and shrubs. To the rear is a sunny garden laid to lawn and benefitting from decking area. Fully enclosed by timber fencing with gated pedestrian access to the side, leading to parking/driveway.

## PARKING

Allocated parking for three vehicles to the side of the property.

## SERVICES

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

