DIRECTIONS

From our Chepstow office proceed up Moor street, turning left onto A48. Continue down the hill turning right at the traffic lights near Tesco. Pass Tesco on your left, take the next left-hand turning, drop down into Brunel Quarter, turning right into Bailey Bridge Drive, proceed without deviation, where you will find number 48 on your right-hand side.

TENURE - FREEHOLD

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





Ground Floor		
Lounge	5478 x 3390 mm	17'11" x 11'1"
Kitchen/Dining/ Family	7665 x 4499 mm	25'1" x 16'4"
Utility	1961 x 1878 mm	6'11" x 6'2"
WC	1561 x 1033 mm	5'1" x 3'5"

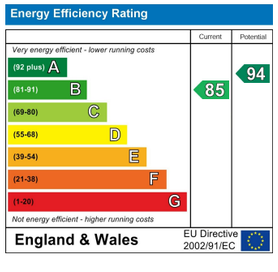
First Floor		
Bedroom 1	4451 x 4040 mm	14'7" x 13'3"
En Suite	2461 x 1200 mm	8'1" x 3'11"
Bedroom 2	3551 x 3536 mm	11'8" x 11'7"
Bedroom 3	3137 x 2871 mm	10'3" x 9'5"
Bedroom 4	3461 x 2076 mm	11'4" x 6'10"
Bathroom	2275 x 1880 mm	7'6" x 6'2"

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

48 BAILEY BRIDGE DRIVE, CHEPSTOW, MONMOUTHSHIRE, NP16 5UR

4 2 1 B

£465,000

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

The property comprises a recently constructed detached family home occupying a very pleasant position on the popular Brunel Quarter development, located in the heart of the historic town of Chepstow thus offering easy access to local supermarkets such as Tesco and Marks & Spencer as well as railway and bus stations. Commuting via the M48 also brings Cardiff, Newport and Bristol within easy reach. The vendors have presented this house to a very high standard, having updated the kitchen and added an attractive terrace to the rear garden.

The accommodation briefly offers to the ground floor: reception hall with WC off, spacious living room, well-appointed kitchen with family/dining room leading off along with utility room. To the first floor a principal bedroom with en-suite shower room, three further bedrooms and a family bathroom. The property stands in well-tended front and rear gardens with side driveway, EV charge and a single car garage.

GROUND FLOOR

RECEPTION HALL
With door and window to front elevation. Stairs to first floor.

CLOAKROOM/WC
Appointed with a two-piece suite to include low-level WC and wash hand basin. Window to front elevation.

LIVING ROOM
5.47m x 3.39m (17'11" x 11'1")
A bright and airy reception room with deep bay window to front elevation.

KITCHEN/FAMILY/DINING ROOM
7.65m x 4.98m max (25'1" x 16'4" max)
With an updated range of base and eye level storage units with ample work surfacing over and splashbacks. One bowl and drainer stainless steel sink unit with mixer tap. Five ring gas hob with stylish glass splashback, extractor hood over and eye level double oven. Integrated appliances to include fridge/freezer and dishwasher. Understairs storage cupboard. Open plan to: -

FAMILY/DINING AREA
With French doors to the rear sun terrace and garden.

UTILITY ROOM
2.11m x 1.88m (6'11" x 6'2")
With a range of wall and base units with work surfacing over. Wall-mounted gas fired boiler. Space for washing machine and tumble dryer. Door to side elevation.

FIRST FLOOR STAIRS AND LANDING
Loft access point and linen cupboard.

BEDROOM 1
4.45m x 4.04m (14'7" x 13'3")
A spacious double bedroom with full-height window to front elevation. Excellent range of built-in wardrobes.

EN-SUITE SHOWER ROOM
Appointed with a three-piece suite to include step-in shower, low-level WC and pedestal wash hand basin. Part-tiled walls.

BEDROOM 2
3.56m x 3.53m (11'8" x 11'6")
A double bedroom with window to front elevation.

BEDROOM 3
3.12m x 2.87m (10'2" x 9'4")
A double bedroom with window to rear elevation.

BEDROOM 4
3.45m x 1.88m (11'3" x 6'2")
A single bedroom with window to rear elevation.

FAMILY BATHROOM
Comprising pedestal wash hand basin, low-level WC and panelled bath with mixer tap, shower over and glass shower screen. Part-tiled walls. Frosted window to rear elevation.

GARAGE
Private driveway offering parking for several vehicles leads to a single car garage with up and over door. EV charging point.

GARDENS
To the front well stocked borders with mature plants and shrubs. To the rear a good sized level lawned garden with extended patio.

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