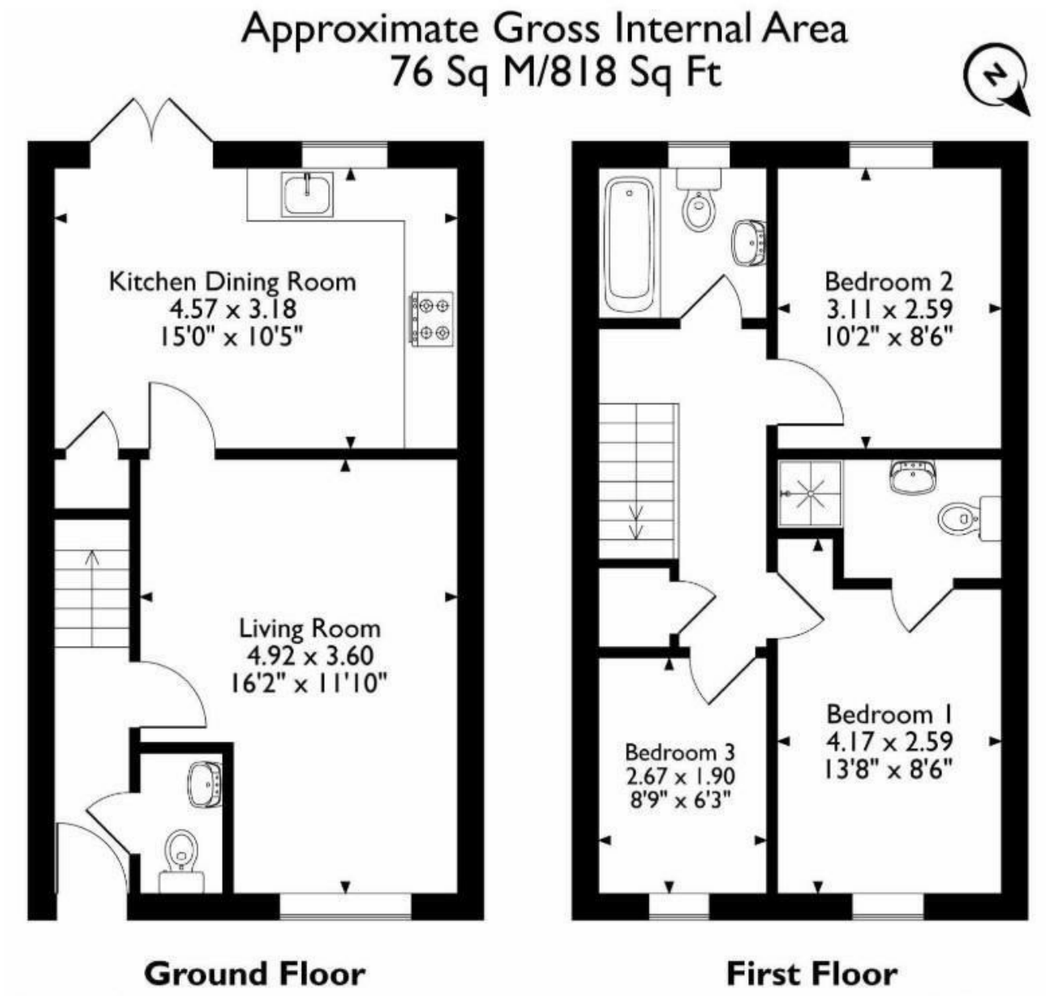
DIRECTIONS

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 development. Proceed along without deviation where the property can be found on your right.

TENURE - FREEHOLD

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



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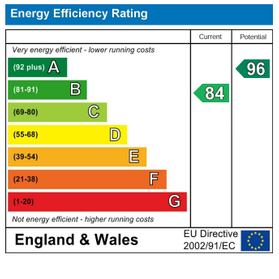
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none 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

19 BOWSTRING CLOSE, CHEPSTOW, MONMOUTHSHIRE, NP16 5UT

3 2 1 B

£338,000

Sales: 01291 629292
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Occupying a pleasant position within this quiet cul-de-sac setting on a popular residential development, this immaculately presented three bedroom semi detached property must be viewed to be fully appreciated. The well planned living accommodation is arranged over two floors and briefly comprises to the ground floor; welcoming entrance hall, cloakroom/WC, well proportioned lounge and a fantastic open plan kitchen/dining room affording integrated appliances and French doors to the rear garden. On the first floor the property benefits three bedrooms including the principal with en-suite shower room, furthermore there is a family bathroom. The property further benefits a beautifully landscaped westerly facing rear garden with contemporary tile patio, level lawn and feature pergola with outdoor heater as well as this there are three private parking spaces to the front and pedestrian side access.

Situated in a quiet yet convenient residential location within Chepstow town centre there are an array of amenities, schooling, bus and train stations within walking distance as well as the motorway network being within easy reach for the commuter. The property will no doubt suit a variety of markets to include first time buyers, professional couples, the family market or indeed those looking to downsize and have convenient living.

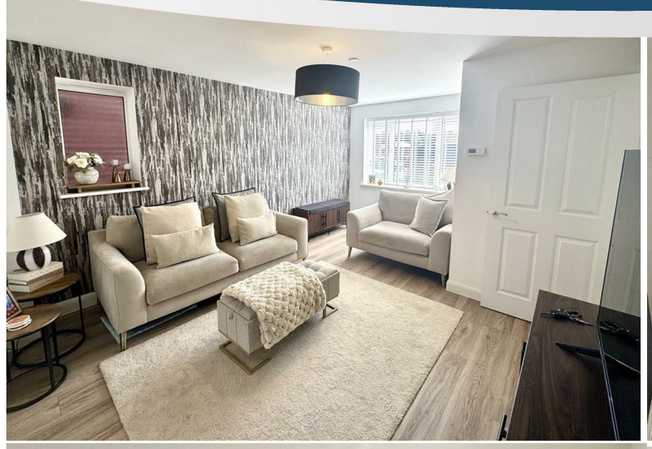
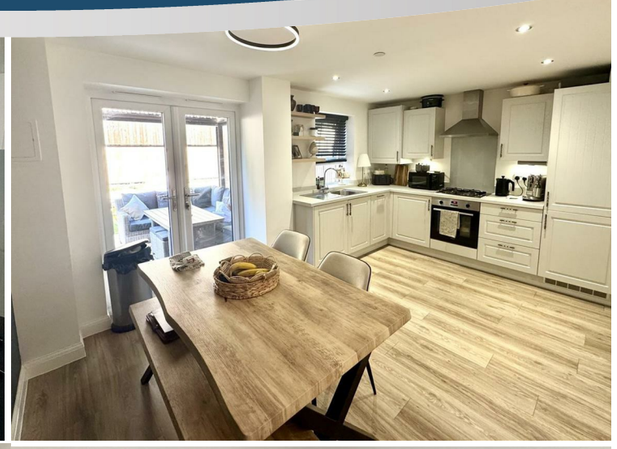
GROUND FLOOR

ENTRANCE HALL
Composite entrance door leads through to spacious entrance hall with wood effect laminate floor and staircase to first floor. Doors to cloakroom and lounge.

CLOAKROOM/WC
Comprising a modern neutral suite to include pedestal wash hand basin with mixer tap and low level WC. Half tiled walls and wood effect laminate floor.

LOUNGE
4.93m x 3.61m (16'2" x 11'10")
A very well proportioned formal reception room enjoying a large window to the front elevation. Wood effect laminate floor. Door to:-

OPEN PLAN KITCHEN/DINING ROOM
4.57m x 3.18m (15'0" x 10'5")
A full width fantastic open plan living space. The kitchen area with fitted wall and base units having ample laminate worktop and inset sink unit. A range of integrated appliances to include fridge/freezer, slimline dishwasher, four ring gas hob with extractor hood over and electric oven with grill. Ideal gas combination boiler. The contemporary dining area has a wood effect laminate floor and a useful full size built-in understair storage cupboard. Window to rear elevation and French doors lead out to the sunny west facing rear garden.

FIRST FLOOR STAIRS AND LANDING
A spacious landing area with loft access and a built-in overstairs storage cupboard.

BEDROOM 1
4.17m x 2.59m (13'8" x 8'6")
A very well proportioned principal double bedroom enjoying a large window to the front elevation flooding lots of natural light. Door to:-

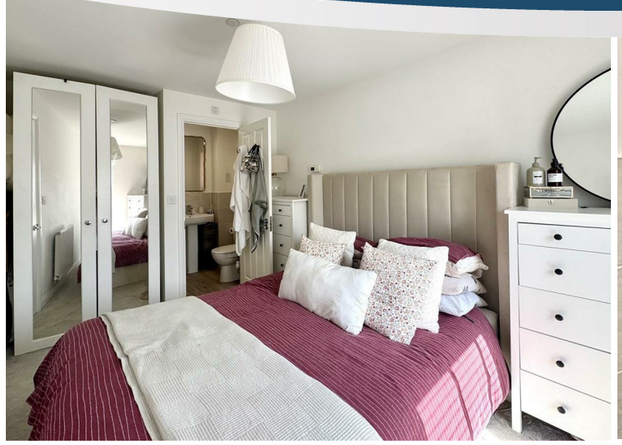
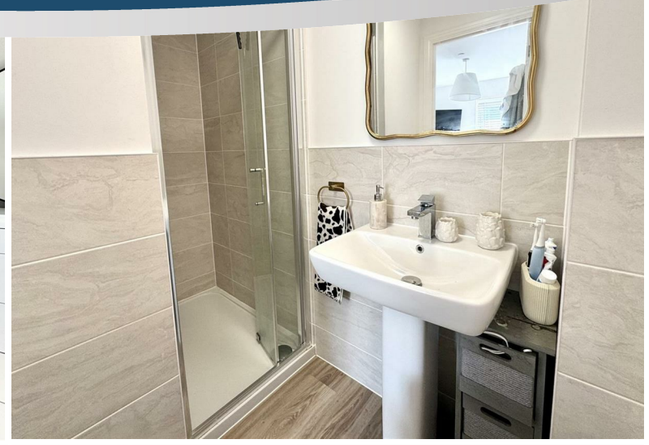
EN-SUITE SHOWER ROOM
A modern contemporary and neutral three piece suite to include large walk-in shower cubicle with attractive tile surround and mains fed shower unit, pedestal wash hand basin with mixer tap and tile splashback and low level WC. Built-in extractor fan and frosted window to the side elevation.

BEDROOM 2
3.10m x 2.59m (10'2" x 8'6")
A second generous guest double bedroom with window to the rear elevation enjoying views over the gardens and beyond.

BEDROOM 3
2.67m x 1.91m (8'9" x 6'3")
A versatile room currently utilised as a third single bedroom but also offering fantastic potential for a study, ideal for the everyday home worker. Window to the front elevation.

FAMILY BATHROOM
A contemporary modern suite to include panelled bath with attractive tile surround, pedestal wash hand basin with mixer tap and tile splashback and low level WC. Frosted window to the rear elevation.

OUTSIDE

GARDENS
At the front of the property there is private allocated parking for three vehicles. The rear garden with feature contemporary full width tiled terrace and pergola with outdoor double socket and heating (available by negotiation), allowing outdoor living 12 months of the year. This leads onto a low maintenance area laid to artificial lawn and border at the rear with a range of plants and shrubs. A level, low maintenance rear garden which is fully enclosed by timber fencing to three sides and also benefits gated pedestrian access leading to the side of the property.

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