



DIRECTIONS

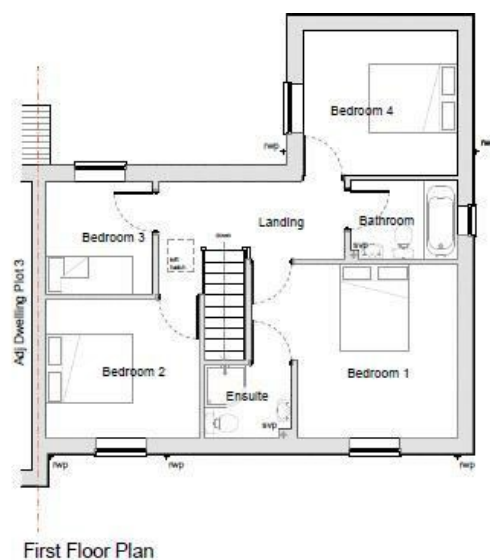
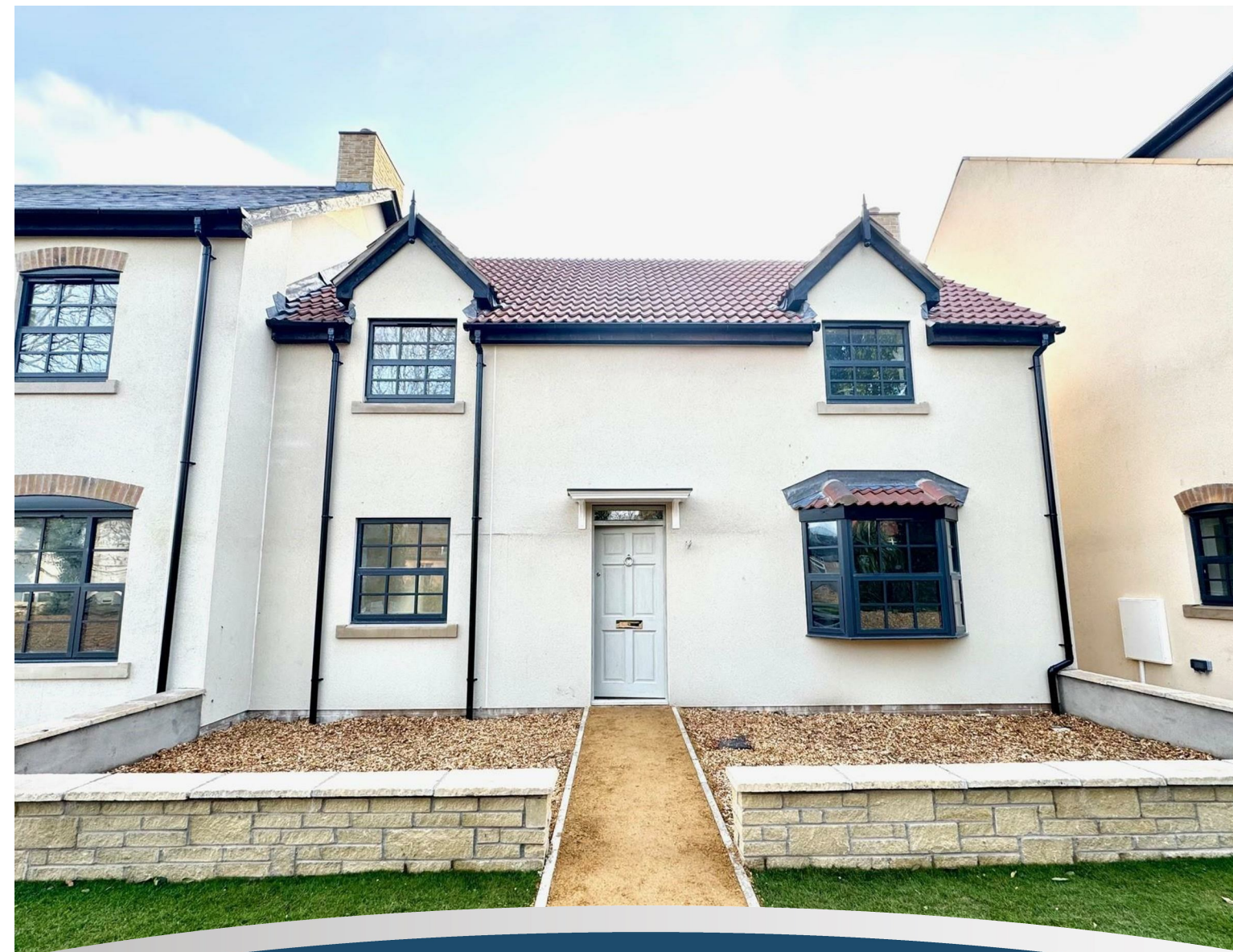
From our Chepstow Office proceed on foot to Lower Church Street taking the lane at the side of Lower Church Street down towards the 'Drill Hall' you will then find the property behind double entrance gates at the far end of this lane.

SERVICES

Mains water, electricity and drainage. Air source heat pump and solar panels.
Potential EPC A rating.
Council Tax Band TBC

TENURE - FREEHOLD

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



3 BLOOMERY GARDENS, CHEPSTOW, MONMOUTHSHIRE, NP16 5HP



£535,000

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.

Moon & Co are delighted to present to the market this exciting brand-new exclusive development of four-bedroom executive homes, enjoying a superb private location within the heart of Chepstow's historic lower town centre. This prestigious development features four tastefully crafted family homes, finished to a particularly high-standard throughout, catering for everyday open-plan family living, coupled with generous bedroom proportions and versatility. Built by well-respected developers, Coker Design and Build, the homes are equipped with eco-friendly, energy-efficient technology to include energy saving appliances, solar panels and air source heat pump to ensure lower bills and increased efficiency, as well as zoned underfloor heating throughout.

3 Bloomery Gardens is a semi-detached, two-storey home, offering well-planned and deceptively spacious layout, briefly comprising to the ground floor: reception hall, WC/cloakroom, lounge with French doors to rear gardens, fantastic open plan kitchen/dining/family room with useful utility off. The first floor affords four bedrooms (principal with en-suite) and a family bathroom. The property further benefits allocated parking for three vehicles and a low-maintenance, private rear garden providing a level lawn and terrace perfect for al-fresco dining and entertaining.

Rarely do the new build homes with such meticulous craftsmanship and attention to detail come to the market in such a desirable central location and therefore, we would strongly recommend contacting us to arrange a viewing so you are able to appreciate these stylish and highly functional properties.

LOCATION

Located in the much sought after town of Chepstow with its Norman Castle, historic high street with a choice of dining establishments and coffee shops making this a perfect location for both relaxing and socialising. Situated on the edge of the River Wye, offering fantastic walks and being within a short drive to both the Wye Valley in the beautiful Monmouthshire countryside and the stunning Forest of Dean in Gloucestershire. For the sports enthusiast Chepstow Racecourse and St. Pierre Golf club are both a short distance away. The property is within walking distance of Chepstow railway station and bus /coach stations, just 2 miles from the M48 motorway and Severn Bridge giving easy access to road and rail links to and from the regional centres of Newport, Cardiff and Bristol, ideally situated for commuting to the workplace.

GROUND FLOOR ACCOMMODATION

Welcoming entrance hall with staircase leading to the first floor, doors off to ground floor cloakroom, kitchen/dining/family room and family lounge with windows overlooking the front elevation. The open plan kitchen/family dining room is the perfect place for entertaining friends and family with French doors leading straight out onto the rear patio and gardens. The kitchen is fully fitted with a shaker style Sigma 3 kitchen to include a range of wall and base units fitted with Quartz work surfaces inset induction hob and sink unit, all Neff appliances to include built-in double ovens, dishwasher and fridge/freezer. Window overlooking the rear gardens. The utility room is accessed from the kitchen and includes matching units to the kitchen, space and plumbing for washing machine.

FIRST FLOOR ACCOMMODATION

On the first floor there are four double bedrooms one having en-suite facilities offering a shower, WC and wash hand basin. The family bathroom is fitted with high end fixtures and fittings comprising bath with shower over, WC and wash hand basin.

OUTSIDE

The front of the property is enclosed by a stone wall and railings boundary with a pathway leading to the front door. The south facing rear gardens are enclosed by stone walling with lawned gardens, paved pathway and patio, the perfect space for entertaining friends and family. Each property having three allocated parking spaces.

AGENTS NOTE

Please note this property is still under construction and the details of the property will be updated as and when the construction process is completed.

SERVICES

Mains water, electricity and drainage. Air source heat pump and solar panels.
Potential EPC A rating.
Council Tax Band TBC

