

# H & H

HOUSE & HOME  
PROPERTY AGENTS



9 Princess Way

Brunel Quarter, Chepstow, NP16 5WF

No onward chain £429,950



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## Description

A fantastic opportunity, 9 Princess Way comes with over £25,000 of upgrades from new. Early inspection comes highly recommended to appreciate the attention to detail throughout this beautiful home. Furthermore, the property comes to the open market without any onward chain and the remainder of the NHBC builders warranty.

Upon entering, you are greeted by a welcoming reception hall leading to a spacious kitchen dining room. The kitchen area boasts a contemporary style with solid granite work surfaces, complemented by a matching utility room. The living room features a full-height window, flooding the space with plenty of natural light. A convenient ground floor W.C. completes the accommodation on this floor.

Upstairs, you will find four double bedrooms, three of which have built-in wardrobes. The primary bedroom benefits from an en-suite shower room for added comfort.

Outside, there is an integral garage with remote electric door, driveway parking for two vehicles, an EV charging point, and beautifully landscaped gardens at the front and rear.

Located in the sought-after Brunel Quarter development, this home is within walking distance of Chepstow's charming town centre. The town offers a variety of local and national stores, coffee shops, cafes, bars, and restaurants, as well as excellent schools and leisure facilities.

For commuters, the property benefits from excellent transport links, including bus, rail, road and motorway connections bringing larger towns and cities within easy reach.

## Reception Hall

Approached via composite panelled door with double glazed insert. Amtico wood effect flooring. Understairs storage cupboard. Panelled radiator. Stairs with glass panelling to first floor landing.

## Kitchen Dining Room

17'3 x 11'6 (5.26m x 3.51m)

Inset spotlighting to the kitchen area. The Kitchen is fitted with a matching range of high gloss contemporary base and eye level storage units with granite work surfaces, complimentary upstands and tile splash backs. One and a half bowl stainless steel sink and mixer tap. Five ring gas

hob set into work surface with stainless steel extractor hood and lighting over. Full range of built in appliances to include; fan assisted electric oven with microwave combi over, fridge freezer, drinks fridge and dishwasher. Amtico wood effect flooring throughout. Panelled radiator. UPVC double glazed window to rear elevation with matching granite sill. UPVC double glazed french doors and windows to rear landscaped garden. Door to utility room.

## Utility Room

Matching range of high gloss contemporary base and eye level storage units with granite work surfaces, complimentary upstands and tile splash backs. Built-in washer drying machine. Extractor fan. Amtico wood effect flooring. Panelled radiator. UPVC double glazed window to rear elevation with matching granite sill. Door to ground floor W.C.

## Ground Floor W.C

Inset spotlighting. Low level W.C. with dual push button flush. Corner pedestal wash hand basin with chrome mixer tap and tile splash back. Amtico wood effect flooring. Panelled radiator. Opaque UPVC double glazed window to side elevation.

## Living Room

16'1 x 10'10 (4.90m x 3.30m)

Two panelled radiators. Feature full height UPVC double glazed window to front elevation.

## First Floor Stairs and Landing

Access to loft inspection point. Useful storage cupboard. Panelled radiator. Doors off.

## Bedroom One

13'10 x 13'2 (4.22m x 4.01m)

Range of built in wardrobes. Panelled radiator. Feature full height UPVC double glazed window to front elevation. Door to en-suite shower room.

## En-Suite Shower Room

Inset spotlighting and extractor to plain ceiling. Modern white suite to include low level W.C. with dual pushbutton flush. Pedestal wash hand basin with chrome mixer tap and tile splash back. Double step-in enclosure with mains fed

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shower. Amtico wood effect flooring. Panelled radiator. Opaque UPVC double glazed window to front elevation.

### Bedroom Two

13' x 10'2 (3.96m x 3.10m)

Panelled radiator. Feature full height UPVC double glazed window to front elevation.

### Bedroom Three

11'8 x 10'5 (3.56m x 3.18m)

Range of built in wardrobes. Panelled radiator. UPVC double glazed window to rear elevation.

### Bedroom Four

10'3 x 9'8 (3.12m x 2.95m)

Range of built in wardrobes. Panelled radiator. UPVC double glazed window to rear elevation.

### Bathroom

Inset spotlighting and extractor to ceiling. Modern suite to include low level W.C. with dual pushbutton flush. Pedestal wash hand basin with chrome mixer tap, tile splash back and shaver point. Bath with mains fed shower and glazed screen over. Part tiling to walls. Amtico wood effect flooring. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

### Garage and Parking

19'7 x 9'8 (5.97m x 2.95m)

Remote electric up and over door. Power points and lighting. Wall mounted gas combination boiler. Driveway with parking for two vehicles. EV charging point.

### Garden

Attractively landscaped to the front and rear elevations. The front has a well maintained lawn with stocked beds and borders. Footpath and gates to the side of the property lead through the landscaped garden. Here you will find a raised composite decked seating area with a pergola offering all weather alfresco dining. Level, well maintained lawn and stocked borders with maturing specimen shrubs and trees. Outside tap. Fence to boundary.

### Services

All mains services are connected. EV charging point.

### Council Tax Band - F

### Tenure - Freehold



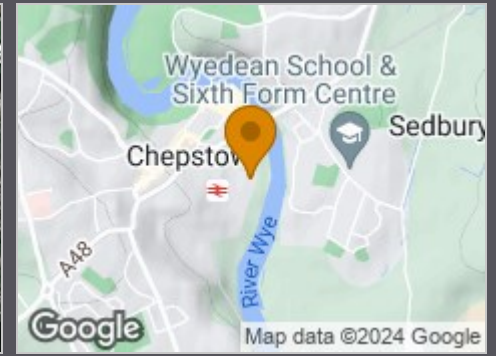
## Road Map



## Hybrid Map



## Terrain Map



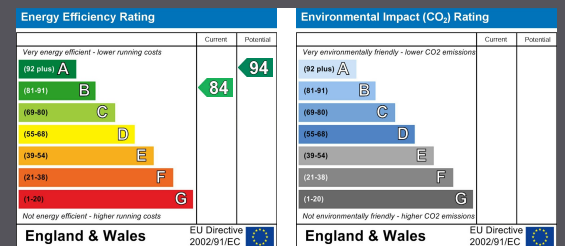
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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