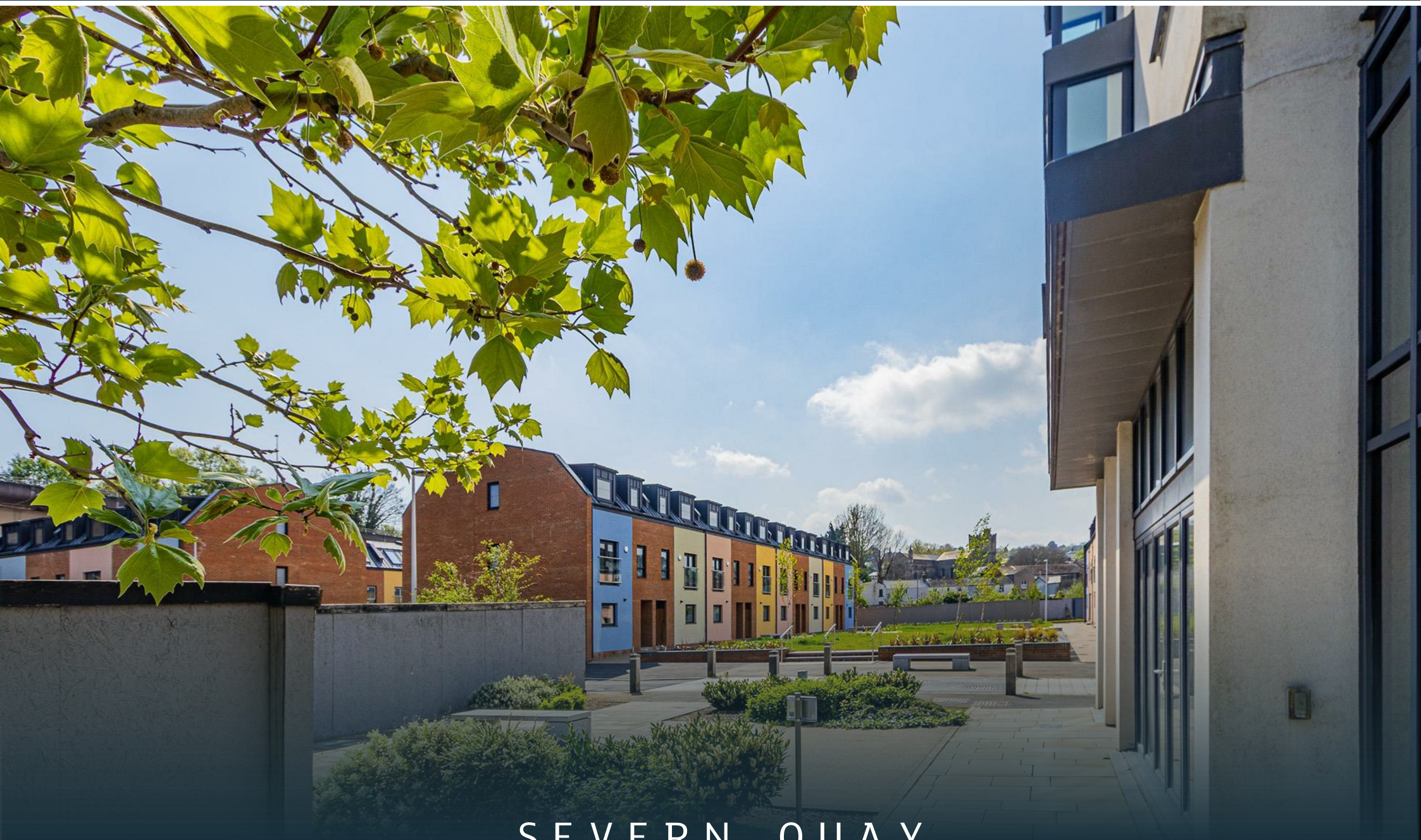


Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR

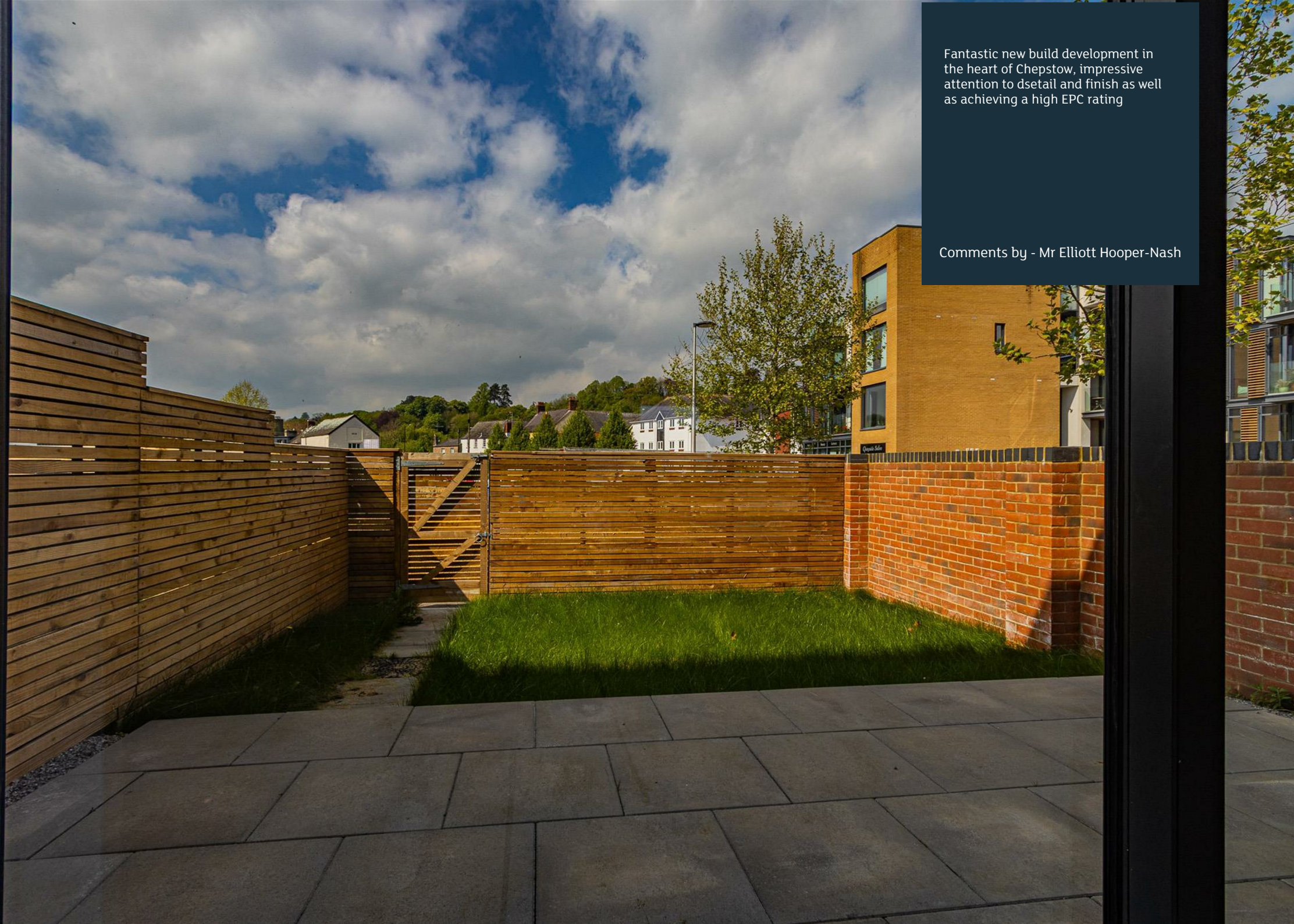


SEVERN QUAY
CHEPSTOW



SEVERN QUAY GARDENS
4 BEDROOM LAYOUT





Fantastic new build development in the heart of Chepstow, impressive attention to detail and finish as well as achieving a high EPC rating

Comments by - Mr Elliott Hooper-Nash



SEVERN QUAY

CHEPSTOW, NP16 5FG - GUIDE PRICE - £525,000



4 Bedroom(s)



3 Bathroom(s)



1495.64 sq ft

Welcome to this stunning new build townhouse located in the desirable Severn Gardens, Chepstow. This contemporary property, completed in 2025, offers a perfect blend of style and functionality, making it an ideal home for families or professionals alike.

As you step inside, you will be greeted by a light and spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. The townhouse boasts four well-appointed bedrooms, providing ample space for relaxation and privacy. Each of the three bathrooms is designed with modern fixtures, ensuring comfort and convenience for all residents.

One of the standout features of this property is its 10-year warranty, offering peace of mind for your investment. The stylish design and thoughtful layout create an inviting atmosphere, making it easy to envision your life in this beautiful home.

Situated just a short drive from Aztec West, this property is ideally located for those who need to commute, providing easy access to major transport links. The surrounding area offers a blend of local amenities, parks, and scenic views, making it a wonderful place to live.

In summary, this townhouse in Severn Gardens is a remarkable opportunity for anyone seeking a modern, spacious, and stylish home in Chepstow. With its new build status and convenient location, it is sure to attract interest. Don't miss your chance to make this exceptional property your own.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director

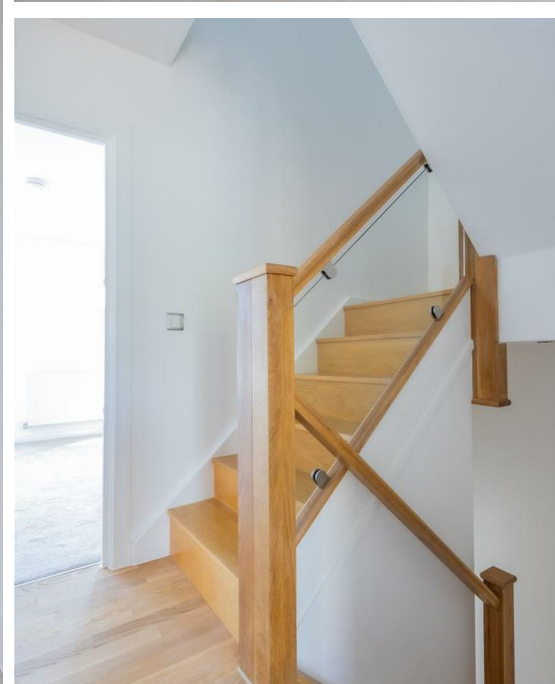
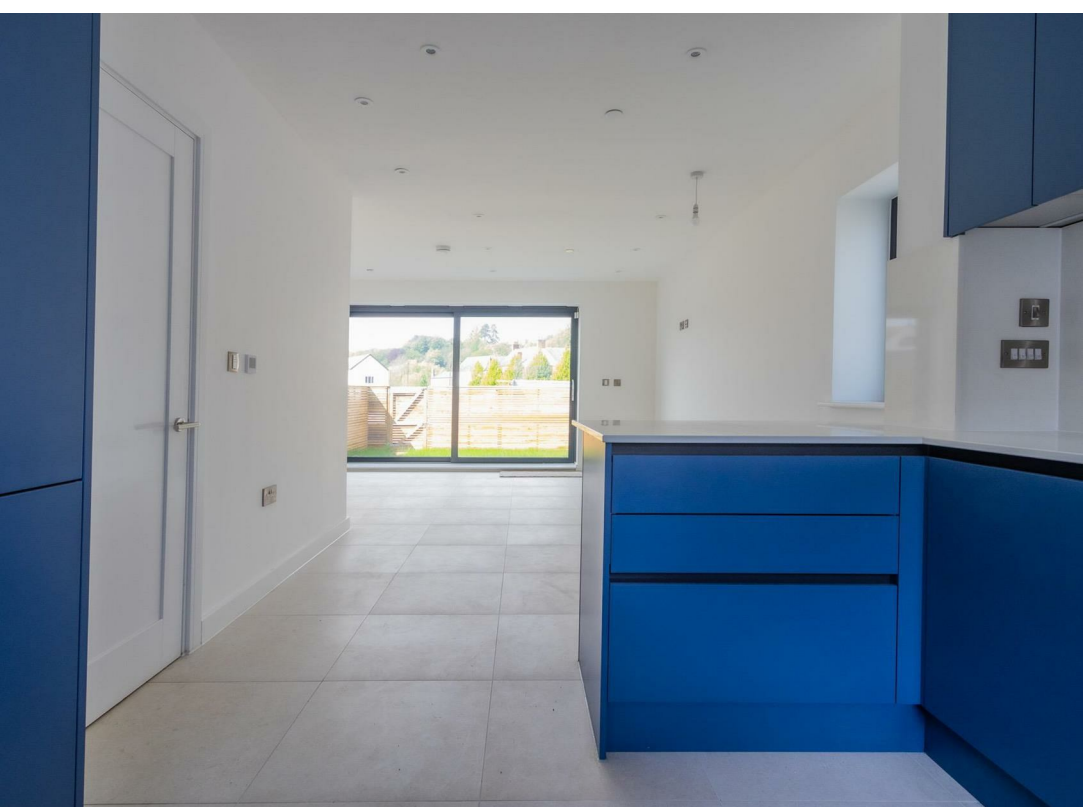




Entrance Hallway
Downstairs WC
Kitchen Area 3.97m x 3.11m (13'0" x 10'2")
Open Plan Living and Dining 5.38m x 4.96m (17'7" x 16'3")
Garden
To the First floor
Bedroom Two 5.38m x 3.50m (17'7" x 11'5")
Family Bathroom
Bedroom Three 5.38m x 3.20m (17'7" x 10'5")
To the Second Floor
Bedroom Three 5.38m x 3.50m (17'7" x 11'5")
Bathroom
Bedroom Four 5.38m x 3.50m (17'7" x 11'5")
Parking Allocated parking for 2 cars to the rear
Tenure We are advised that the property is Freehold, this is to be confirmed by your legal advisor.
Council tax New Build - TBC
Warranty ICW - 10 Year warranty

Specification 7Q KEY FEATURES
• High ceilings to ground floor, with some inclined ceilings to upper floors • Designer kitchens • Frameless door shower enclosure • Thermally efficient zoned controlled underfloor heating on ground floor only • Integrated security system • Finished optional timber flooring • Timber floor in hallways, and landings • Timber tread stairs with glass balustrade • Landscaped rear gardens • Landscaped grounds and courtyards • Timber floor ground floor entrance hall, large format Porcelain flooring to ground floor and to kitchen, living room • Pavers to private terraces • Allocated parking to all homes
KITCHEN • A choice of quality fitted kitchens, with large drawers and clever storage solutions* • A choice of composite stonework surfaces* • Stainless steel under mount sinks with chrome mono bloc tap • Stainless steel Siemens multi function oven • Induction hob and stainless steel/glass 'designer' extractor hood • Fully integrated 'A' rated dishwasher, fridge and freezer • Bosch 'A' rated washer/dryer
BATHROOM & EN SUITE • Bespoke designed white ceramic sanitary ware with contemporary polished chrome fittings • Water saving wall hung WCs with concealed dual flush • Bespoke vanity units with storage • Thermostatic controlled mixer with chrome shower head • Fully tiled shower and bath areas • Chrome finish heated ladder towel rail • Electric shaving sockets• Fitted de-misting mirrors

CONNECTIVITY • Satellite and terrestrial TV sockets to living area and all bedrooms • Telephone and broadband internet points to living area and master bedroom • CAT 6 wiring for optional integrated Home Audio • Landscaped grounds and courtyard area • External water tap • External waterproof electrical points, outside lights • Estate management • Landscaped park and water front walk
GENERAL • Internal walls finished in matt white with white satin woodwork • Smooth finished ceilings painted in white matt • Flush internal doors with high quality brushed stainless steel door furniture• Low energy down lighters • Mains linked smoke and heat detectors • Energy efficient programmable hot water system • Built in contemporary bespoke bedroom furniture • Double-glazed high performance powder coated aluminium and/or timber/aluminium composite windows • UPVC windows with Aluminium back door • Gas condensing boiler • ICW 10 Year Structural Defect Warranty • Tablets provided to control your home
School catchments Primary Sept 2025 onwards The Dell Primary
Welsh Medium Primary Sept 2024 onwards Ysgol Gymraeg Y Ffin
Secondary Catchment Areas Chepstow Comprehensive
Welsh Medium Secondary Ysgol Gyfun Gwent Is Coed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	85	
England & Wales	EU Directive 2002/91/EC	





