



DIRECTIONS

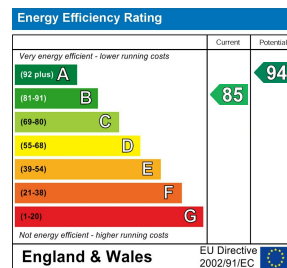
From Chepstow town centre proceed through the Archway straight to the top of Moor Street, turning left onto the A48 and continue down the hill. At the first set of traffic lights turn right, passing Tesco on your left-hand side, take the next left turn and follow the road into Brunel Quarter estate. Proceed along this road turning right onto Bailey Bridge Drive where, following the numbering, you will find the property on the right.

SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band F.

TENURE - FREEHOLD

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



Room	Dimensions (mm)	Dimensions (ft/in)
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"

Room	Dimensions (mm)	Dimensions (ft/in)
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"



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

4 2 2 B

£429,950

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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 offer to the market 48 Bailey Bridge Drive, Chepstow, situated within the Brunel Quarter development of well-appointed and designed new build properties. To the first floor this detached home has an open plan kitchen with dining area and French doors to the private rear garden. The separate utility room adds practicality and the bay fronted lounge provides a perfect place to relax. On the first floor there is an en-suite main bedroom, two further doubles, a single bedroom and the family bathroom. The property also benefits from a garage and 2 parking spaces. Upon completion, the development will benefit from green spaces along the river Wye and two play areas for children.

Being situated in Chepstow, a range of local facilities are close at hand to include primary and secondary schools, shops, pubs and restaurants as well as doctors' and dentist surgeries. Both Chepstow train station and bus station are within short walking distance, with A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

GROUND FLOOR

RECEPTION HALL

With door to front elevation. Wood effect flooring. Stairs to first floor.

SITTING ROOM

5.47m x 3.39m (17'11" x 11'1")

A spacious reception room with full length bay window to front elevation. Wood effect flooring.

GROUND FLOOR WC

Appointed with a two-piece suite to include low level WC and pedestal wash hand basin with chrome mixer tap. Tiled splashbacks. Frosted window to front elevation.

KITCHEN/DINER/FAMILY ROOM

7.65m x 4.98m max (25'1" x 16'4" max)

A spacious kitchen/diner/family room, a really lovely sociable room with patio doors and windows leading to the rear garden. Appointed with a range of base and eye level storage units with marble effect worktops over. Inset one bowl and drainer stainless steel sink unit with chrome mixer tap. Fitted appliances include five ring gas hob with stainless steel extractor over, eye level double oven, dishwasher and fridge/freezer. Wood effect flooring. Understairs storage cupboard.

UTILITY ROOM

2.11m x 1.88m (6'11" x 6'2")

Appointed with a range of base and eye level storage units. Space for washing machine and tumble dryer. Wall mounted gas boiler. Side door leading to driveway.

FIRST FLOOR STAIRS AND LANDING

Loft access point. Spacious storage cupboard.

BEDROOM 1

4.45m x 4.04m (14'7" x 13'3")

A double bedroom with a range of built-in wardrobes. Full height window to the front elevation with views of the River Wye. Wood effect flooring. Door to :-

EN-SUITE

Appointed with a three-piece suite to include step-in double shower with chrome shower attachments and glass sliding door, pedestal wash hand basin with chrome mixer tap and low level WC. Part-tiled walls.

BEDROOM 2

3.56m x 3.53m (11'8" x 11'7")

A double bedroom with window to front elevation.

BEDROOM 3

3.12m x 2.87m (10'3" x 9'5")

A double bedroom with window to rear elevation.

BEDROOM 4

3.45m x 1.88m (11'4" x 6'2")

A single bedroom with window to rear elevation.

BATHROOM

Appointed with a three-piece suite to include panelled bath with chrome rain fall shower over and glass shower door, pedestal wash hand basin with chrome mixer tap and low level WC. Heated towel rail. Wood effect flooring. Frosted window to rear elevation.

OUTSIDE

To the front of the property is a private driveway with off-road parking and leading to a single car garage. There is also a small garden area with shrubs and steps leading the front door. To the rear is a spacious patio area perfect for entertaining, level lawn and a stone chipped pathway to garage. Fenced boundary and gated access to driveway.

SERVICES

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

