



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

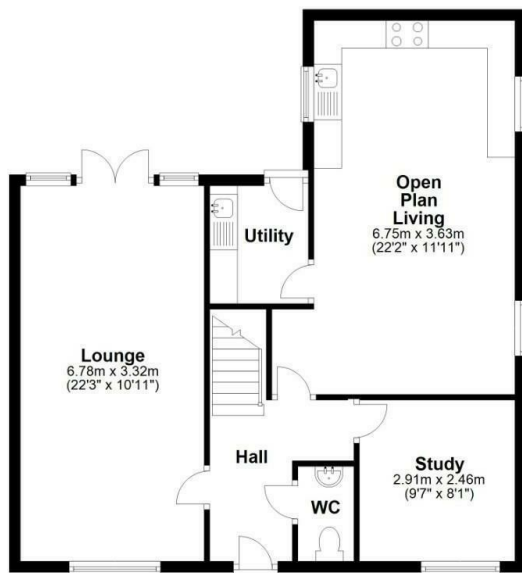
Mains water, electricity and drainage. Air source heat pump and solar panels.
Potential EPC A rating.
Council Tax Band TBC

TENURE - FREEHOLD

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



Ground Floor
Approx. 70.4 sq. metres (757.5 sq. feet)



First Floor
Approx. 65.9 sq. metres (709.2 sq. feet)



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 136.3 sq. metres (1466.7 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

**1 BLOOMERY GARDENS, CHEPSTOW,
MONMOUTHSHIRE, NP16 5HP**



£625,000

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.

The well-planned and deceptively spacious layout briefly comprises to the ground floor: reception hall, WC/cloakroom, an attractive double aspect lounge, fantastic open plan kitchen/dining/family room with useful utility off and a further versatile reception room ideal for a home office. The first floor affords four double bedrooms (principal with en-suite) and a family bathroom. The property further benefits from 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 come to the market with such meticulous craftsmanship and attention to detail, 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.

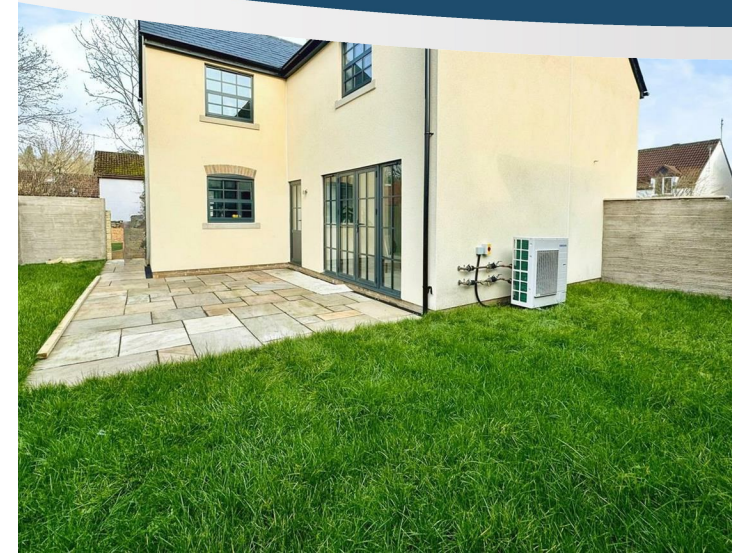
Located in the much sought after town of Chepstow with its Norman Castle, historic high street and choice of dining establishments and coffee shops makes this the perfect location for both relaxing and socialising. Situated on the edge of the River Wye offering fantastic walks and dining options, with 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 & 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.

OUTSIDE

To the front is a private pedestrian pathway bounded by a low-level stone wall leading to the front entrance storm porch. There is also a small low maintenance garden area laid to lawn. To the rear and side is a paved patio area and level lawn. The property also benefits from allocated parking for three vehicles.

SERVICES

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



BEDROOM 3
2.70m x 2.99m (8'10" x 9'9")

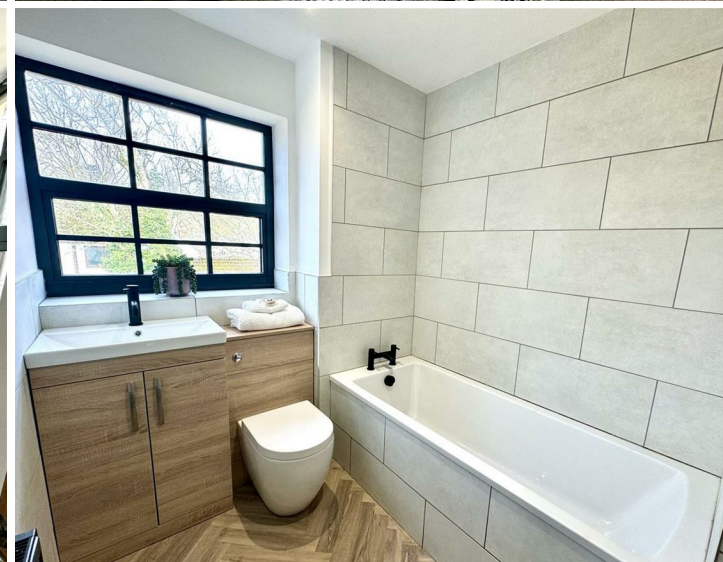
Again, a double bedroom with window to front elevation.

BEDROOM 4
2.44m x 3.32m (8'0" x 10'10")

A double bedroom with a window to the rear elevation.

FAMILY BATHROOM

Comprising a stylish contemporary suite to include bath with tile surround, low level WC and wash hand basin inset to vanity unit with mixer and tile splashback. Part-tiled walls. Window to side elevation, affording open views. Built-in cupboard housing the hot water tank.



GROUND FLOOR

ENTRANCE HALL

Door to front elevation leads into a welcoming and spacious entrance hall.

WC/CLOAKROOM

Comprising a modern neutral suite to include pedestal wash hand basin with mixer tap and low-level WC.

LOUNGE

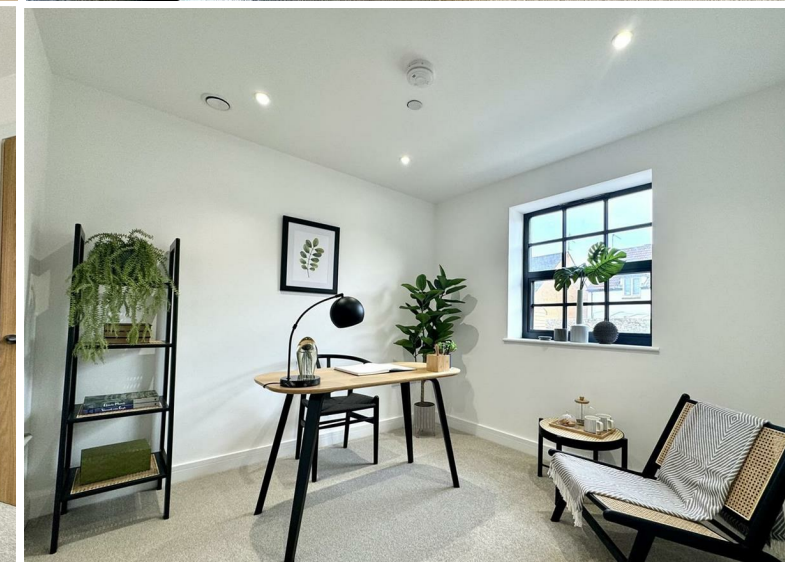
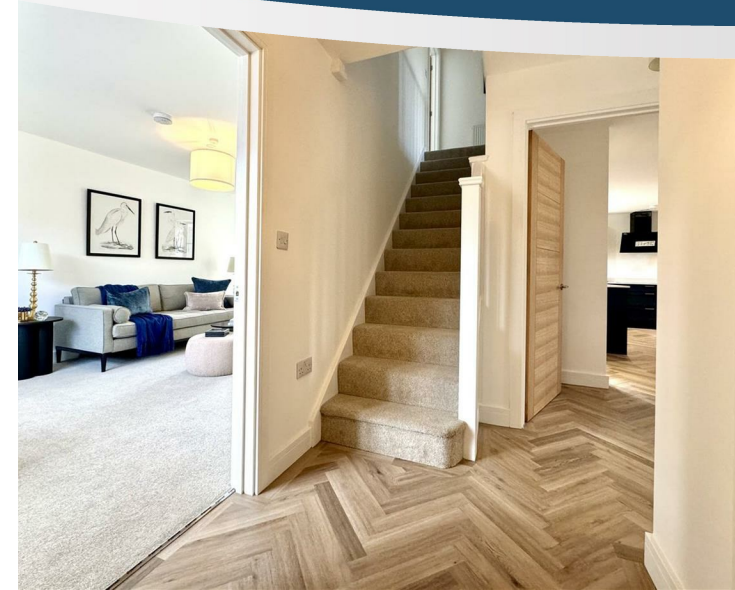
6.78m x 3.32m (22'2" x 10'10")

A very well-proportioned reception room enjoying a double aspect to both the front and rear elevations. French doors to the rear patio area.

STUDY/FORMAL DINING ROOM

2.91m x 2.46m (9'6" x 8'0")

Affording a fantastic versatile space, ideal for the everyday home worker or indeed as a further reception room if required. Window to front elevation.

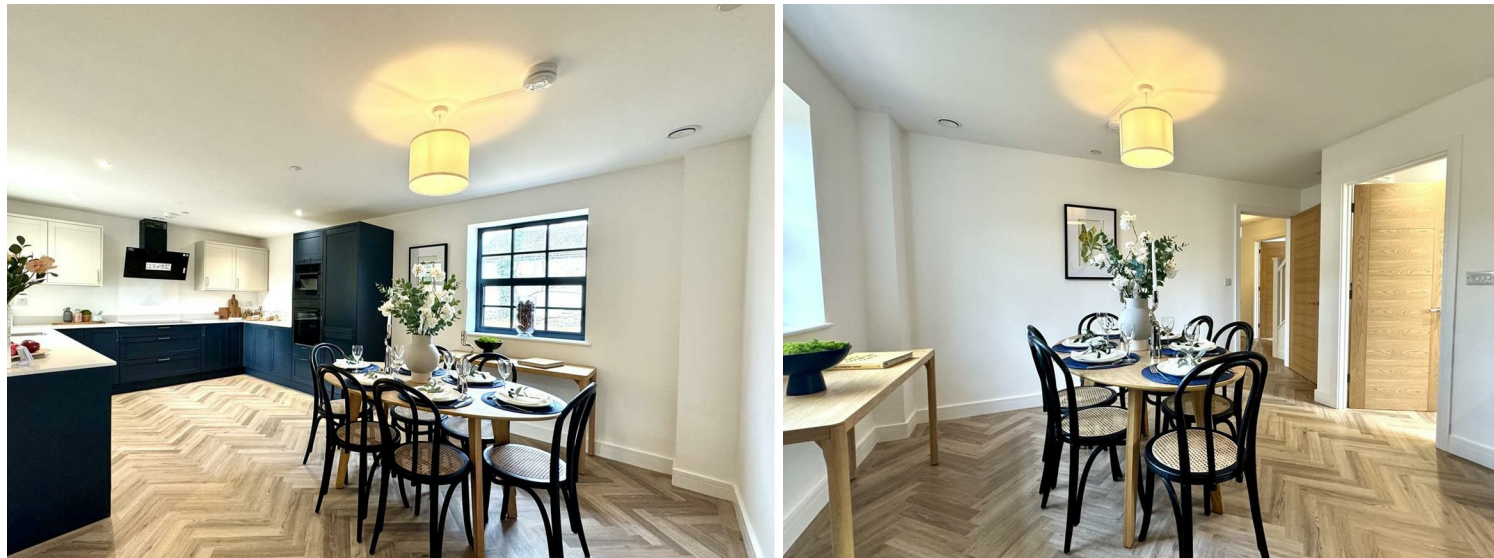


OPEN PLAN KITCHEN/DINING/FAMILY ROOM
6.75m x 3.63m (22'1" x 11'10")

Comprising a fantastic generous space affording an extensive range of fitted base and eye level storage units with ample granite worktops and splashbacks. Inset one bowl stainless steel sink unit with mixer tap. Integrated appliances to include Neff induction hob with extractor hood over, double Neff electric oven and grill, as well as full height fridge/freezer and Neff dishwasher. Two windows to the side elevation and separate window looking out to the rear garden.

UTILITY ROOM

Comprising fitted marble effect laminate worktop with stainless steel sink with drainer and mixer tap. Space for washing machine and tumble dryer. Door to rear garden.



FIRST FLOOR STAIRS AND LANDING
With access to all rooms. Loft access point.

PRINCIPAL BEDROOM
3.65m x 3.32m (11'11" x 10'10")

A very good size principal bedroom with window to the front elevation. Door to:-

EN-SUITE SHOWER ROOM

Comprising a contemporary suite to include double width step-in shower cubicle with tile surround and overhead waterfall shower and separate handheld shower attachment, low level WC and wall mounted wash hand basin with mixer tap and tile splash back. Part-tiled walls.

BEDROOM 2
4.13m x 4.26m (13'6" x 13'11")

Comprises a very generous double bedroom enjoying a double aspect.

