



## 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, taking the first right into Bailey Bridge Drive and then second right into Shipyard Close. Proceed along this road turning right at the T-junction, where you will find the property on your right hand side.

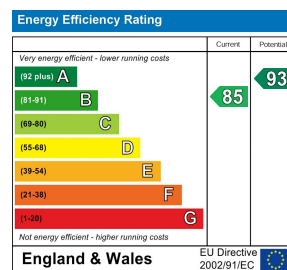
## SERVICES

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.



**12 SHIPYARD CLOSE, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5WG**

**4** **2** **2** **B**

**£450,000**

**Sales: 01291 629292**

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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 this modern detached David Wilson built family home, standing in one of the largest plots of Brunel Quarter development completed with higher specification windows and Sigma3 installed Kitchen including premium appliances. The property briefly comprises to the ground floor, living room, kitchen/dining/family room, utility room and WC. To the first floor are four double bedrooms, one of which is en-suite plus a separate family bathroom. Outside, the property benefits from an integrated garage with two parking spaces in front of it. The rear garden benefits from a level lawn and patio area, great for entertaining. Brunel Quarter build will be finished in approximately one year and will include 2 play parks, a long river walk that will connect with the Wales Coastal Path and great views of the River Wye and Severn Bridge.

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 doctor and dental surgeries. Both Chepstow train station and bus station are within a 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 and stairs to first floor.

### LIVING ROOM

**5.05m x 3.84m (16'7" x 12'7")**

Bright and airy reception room with full height window to front elevation and window to side. Understairs storage cupboard.

### KITCHEN/FAMILY/DINING ROOM

**5.82m x 4.75m (19'1" x 15'7")**

Spacious kitchen, great for entertaining and appointed with a matching range of base and eye level storage units with ample work surfacing over. Stainless steel one bowl and drainer sink unit with mixer tap. Inset five ring gas hob with extractor over. Eye level double oven, built-in fridge/freezer and dishwasher. Subway style tiled splashbacks. French doors and full height windows to rear garden.

### UTILITY ROOM

**3.12m x 1.70m (10'3" x 5'7")**

A spacious utility room, appointed with a matching range of base and eye level storage units with ample work surfacing over. Space for washing machine and tumble dryer. Door to rear elevation.

### GROUND FLOOR WC

**1.63m x 1.47m (5'4" x 4'10")**

Low level WC and corner pedestal wash hand basin with mixer tap. Storage cupboard.

### FIRST FLOOR STAIRS AND LANDING

Airing cupboard and loft access point.

### BEDROOM 1

**3.84m x 3.71m (12'7" x 12'2")**

Beautiful double bedroom with full height window to front and window to side elevation. Wardrobes to remain. Access to: -

### EN-SUITE

**2.31m x 1.70m (7'7" x 5'7")**

A three piece suite to include low level WC, pedestal wash hand basin with mixer tap and step-in double shower with shower attachment. Part-tiled walls. Frosted window to front elevation.

### BEDROOM 2

**4.22m x 4.06m (13'10" x 13'4")**

A double bedroom with full height window to front elevation. Wardrobes to remain.

### BEDROOM 3

**4.22m x 4.11m (13'10" x 13'6")**

A double bedroom with window to rear elevation.

### BEDROOM 4

**3.61m x 2.64m (11'10" x 8'8")**

A double bedroom with window to rear elevation.

### BATHROOM

**3.02m x 1.88m (9'11" x 6'2")**

Appointed with a four-piece suite to include low level WC, pedestal wash hand basin, panelled bath with taps and step-in double shower with shower attachment over. Part-tiled walls. Frosted window to rear elevation.

### GARAGE

With up and over door, power and light. Parking spaces for two vehicles at the front.

### GARDENS

To the front low maintenance garden with shrubs and bushes and to the rear a level lawn with patio area.

### SERVICES

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

