



### 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 Maybe Drive turning right into Bailey Bridge Drive and then taking first left hand turning into Daylily Close.

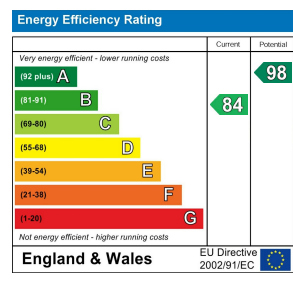
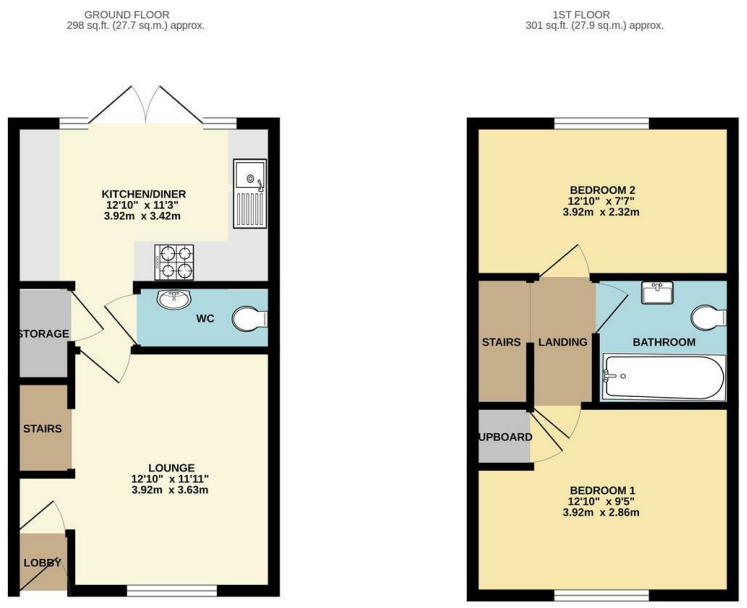
### SERVICES

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

Council Tax Band D.

### TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 598 sq.ft. (55.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their condition or efficiency can be given.  
Made with MapInfo 12.0.0.0

**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.



**5 DAYLILY CLOSE, CHEPSTOW, MONMOUTHSHIRE, NP16 5UU**



**£269,000**

Sales: 01291 629292  
E: sales@thinkmoon.co.uk

Situated in this popular new development within Chepstow's town centre, 5 Daylily Close comprises a two-bedroom mid-terraced property, constructed just over four years ago and affords well-planned living accommodation suitable for first time buyers, professional couples, young families or perfect investment opportunity. The accommodation briefly comprises to the ground floor, entrance porch, lounge, kitchen/diner and WC/cloakroom whilst to the first floor are two bedrooms and family bathroom. Further benefits include allocated parking for two vehicles and low maintenance westerly facing rear garden.

Being situated in Chepstow a range of local amenities are close at hand and within walking distance to include, Tesco store, train and bus stations, primary and secondary schools, shops, pubs and restaurants, as well as doctor and dental surgeries. There are good bus, road and rail links with the A48, M4 and M48 motorway networks, bringing Bristol, Cardiff and Newport all within commuting distance.

## GROUND FLOOR

### ENTRANCE PORCH

uPVC entrance door and door leading into the: -

### LOUNGE

**3.94m x 3.66m (12'11" x 12'0")**

Light and airy reception room with window to front elevation. Half-turn staircase to the first floor. Door to: -

### INNER HALLWAY

Useful understairs storage cupboard.

### GROUND FLOOR WC

Comprising a low level WC and pedestal wash hand basin with mixer tap. Half-tiled walls.

### KITCHEN/DINER

**3.94m x 3.45m (12'11" x 11'4")**

Appointed with a contemporary range of eye and base level storage units with laminate work surfacing over and splashbacks. Four ring electric hob with extractor hood over and oven/grill below. Integrated appliances to include: fridge/freezer, slimline dishwasher and washer/dryer machine. Stainless steel one bowl and drainer sink unit with mixer tap. French doors and full height windows to rear garden.

## FIRST FLOOR STAIRS AND LANDING

Loft access point.

### BEDROOM 1

**3.94m x 2.87m (12'11" x 9'5")**

A generous double bedroom with two windows to front elevation. Built-in wardrobe and airing cupboard providing additional storage.

### BEDROOM 2

**3.94m x 2.31m (12'11" x 7'7")**

A double bedroom with window to rear elevation.

### BATHROOM

**1.96m x 1.85m (6'5" x 6'1")**

Comprising a modern contemporary three piece suite, to include panelled bath with mains fed shower over and glass shower screen, low level WC and pedestal wash hand basin with mixer tap. Part-tiled walls. Heated towel rail.

### OUTSIDE

#### GARDEN

To the front are steps leading to entrance door with open storm porch and low maintenance garden area with a range of mature plants and shrubs. To the rear is a sunny westerly facing garden with paved patio area with fitted awning over and a level lawn area with mature plants and shrubs. Paved pathway to one side of the garden leads to a pedestrian gate at the rear of the garden with a further pathway leading out to the parking area. The garden is enclosed by timber fencing to all sides.

#### PARKING

Allocated parking for two vehicles a short distance away.

#### SERVICES

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

