

H & H

HOUSE & HOME
PROPERTY AGENTS



16 Mabey Drive

Brunel Quarter, Chepstow, NP16 5WB

£354,950



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Description

A deceptively spacious and beautifully presented three-storey townhouse, perfectly positioned in a highly sought-after location just a short stroll from the vibrant town centre, excellent bus and rail links, making it ideal for commuters, professionals, and modern family living. Step inside via the welcoming reception hall which leads through to a stylish kitchen breakfast room, perfect for busy mornings or relaxed weekend brunches. To the rear, the impressive open-plan living dining room creates a fantastic entertaining space, complete with contemporary bi-fold doors opening onto a sunny landscaped rear garden, ideal for summer dining, social gatherings, or simply unwinding. Adding further comfort and practicality, the living room benefits from a remote-controlled air conditioning unit with pollen filter, providing both heating and cooling for year-round comfort.

The ground floor also benefits from a convenient W.C. and staircase rising to the first-floor landing. Here you will find a generous guest bedroom with Jack & Jill bathroom featuring a jacuzzi bath, along with a versatile third bedroom which could equally serve as a home office, snug, or additional reception room to suit modern lifestyles. Guest bedroom two also enjoys a remote-controlled air conditioning unit with pollen filter and both hot and cooled air functionality.

Occupying the entire top floor is the stunning primary suite, a true showstopper extending to over 28ft in length. This exceptional space offers a range of fitted wardrobes together with a stylish en-suite shower room, creating the perfect private retreat. The primary bedroom also features a remote-controlled air conditioning unit with pollen filter, delivering both heating and cooling to ensure maximum comfort throughout the seasons.

Outside, the property continues to impress with sunny landscaped rear garden designed for low-maintenance enjoyment, while the driveway provides off-road parking for up to three vehicles depending on size.

Offering flexible accommodation, generous proportions, modern comfort features, and an unbeatable lifestyle location close to shops, cafés, restaurants, and transport connections, this superb home must be viewed to be fully appreciated.

Located just a short distance from the town centre, all the amenities and attractions of a bustling town are easily accessible by foot. Chepstow Castle, the oldest surviving post-Roman stone fortress in Britain, is a prominent landmark in the area. Chepstow is often referred to as the gateway to the stunning Wye Valley, renowned for its outstanding natural beauty. Outdoor enthusiasts will find plenty of activities nearby, including hiking trails and the picturesque Forest of Dean. The town boasts a variety of cafes, bars, bistros, and restaurants, as well as charming independent shops. Families will appreciate the proximity to good junior and comprehensive schools, while commuters will benefit from excellent transportation links via bus and rail. The A48, M4, M48, and M5 networks provide easy access to neighbouring cities such as Newport, Cardiff, Bristol, Gloucester, and Cheltenham for those who work in these areas.

Reception Hall

Approached via a composite panelled door with double glazed insert. Panelled radiator. Tiled floor. Turn stairs to first floor landing. Doors off.

Kitchen Breakfast Room

12'09 x 6'01 (3.89m x 1.85m)

Fitted with modern range of base and eye level storage units. Marble effect work surfaces with complimentary up stands. One and half bowl stainless steel sink and mixer tap set into work surface. Built in fan assisted electric oven. Four Rin gas hob set into work surface. Built in fridge freezer, dishwasher and washing machine. Tiled floor. Panelled radiator. UPVC double glazed window to front.

Living Room

16'04 max x 13'02 max (4.98m max x 4.01m max)

Inset spot lighting to ceiling. Good quality wood effect flooring. Remote and app controlled air conditioning unit with pollen filter and warm and cold air. Two panelled radiators. UPVC double glazed bi-fold doors to tree rear garden.

Ground Floor W.C.

low level W.C. Pedestal wash hand basin with chrome mixer tap and tile splash back. Extractor fan. Panelled radiator.

First Floor Stairs and Landing

Good quality wood effect flooring. Panelled radiator. Turn stairs to second floor landing. Doors off.

Guest Bedroom Two

13'0s max x 9'08 (3.96m max x 2.95m)

Good quality wood effect flooring. Remote and app controlled air conditioning unit with pollen filter and warm and cold air. Panelled radiator. Two UPVC double glazed windows to rear elevation. Door to jack and gill bathroom.

Jack and Jill Bathroom

Modern white suite to include one level W.C. Pedestal wash hand basin come mixer tap and tile splash back. Jacuzzi bath with chrome mixer tap. Part tiling to walls. Tile effect flooring. Panelled radiator. Extractor fan.

Bedroom Three

Good quality wood effect flooring. Panelled radiator. UPVC double glazed windows to front.

Second Floor Stairs and Landing

Panelled radiator. Door to primary bedroom.

Tel: 01291 418418

Primary Bedroom

28'04 x 13'02 going to 9'01 (8.64m x 4.01m going to 2.77m)

An impressive bedroom again with remote controlled air conditioning unit with pollen filter and warm and cold air. Range of fitted wardrobes. Useful Storage cupboard. Two panelled radiators. UPVC double glazed window to front. Two double glazed Velux windows to rear. Loft inspection point.

En-Suite Shower Room

Low level W.C. Pedestal wash hand basin with chrome mixer tap and tile splash back.. Shaver point. Double step in enclosure with mains fed shower. Part tiling to walls. Panelled radiator. Extractor fan. Double glazed Velux window to front.

Drive

Off road parking for three vehicles, depending on size. EV charging point. Gate to rear garden.

Garden

Attractively landscaped rear garden with full width sun terrace. Well maintained lawn and further composite decked seating area. Fence to boundary. Outside tap.

Material Information

Council Tax Band - E

Tenure - Freehold

Service charge - TBC

Mains gas. Mains electricity. Mains water. Mains drainage.

EV charging point.

We are informed the property is standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage:

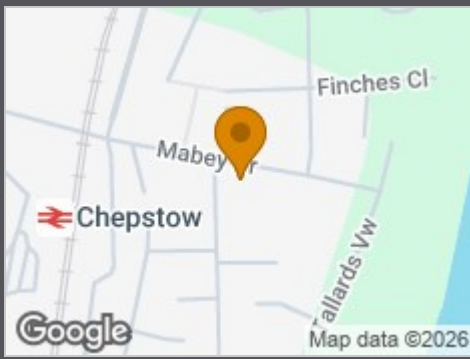
<https://checker.ofcom.org.uk/>

Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partners Smartsearch and Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link to all buyers for you to complete the biometric and other checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. Please contact the office if you have any questions in relation to this.



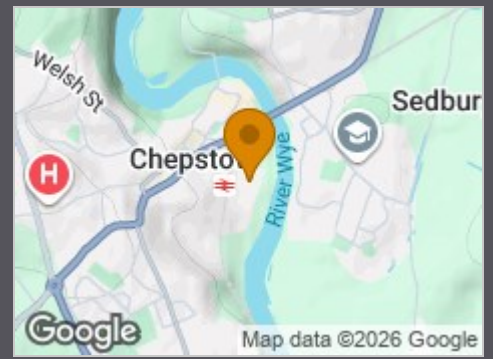
Road Map



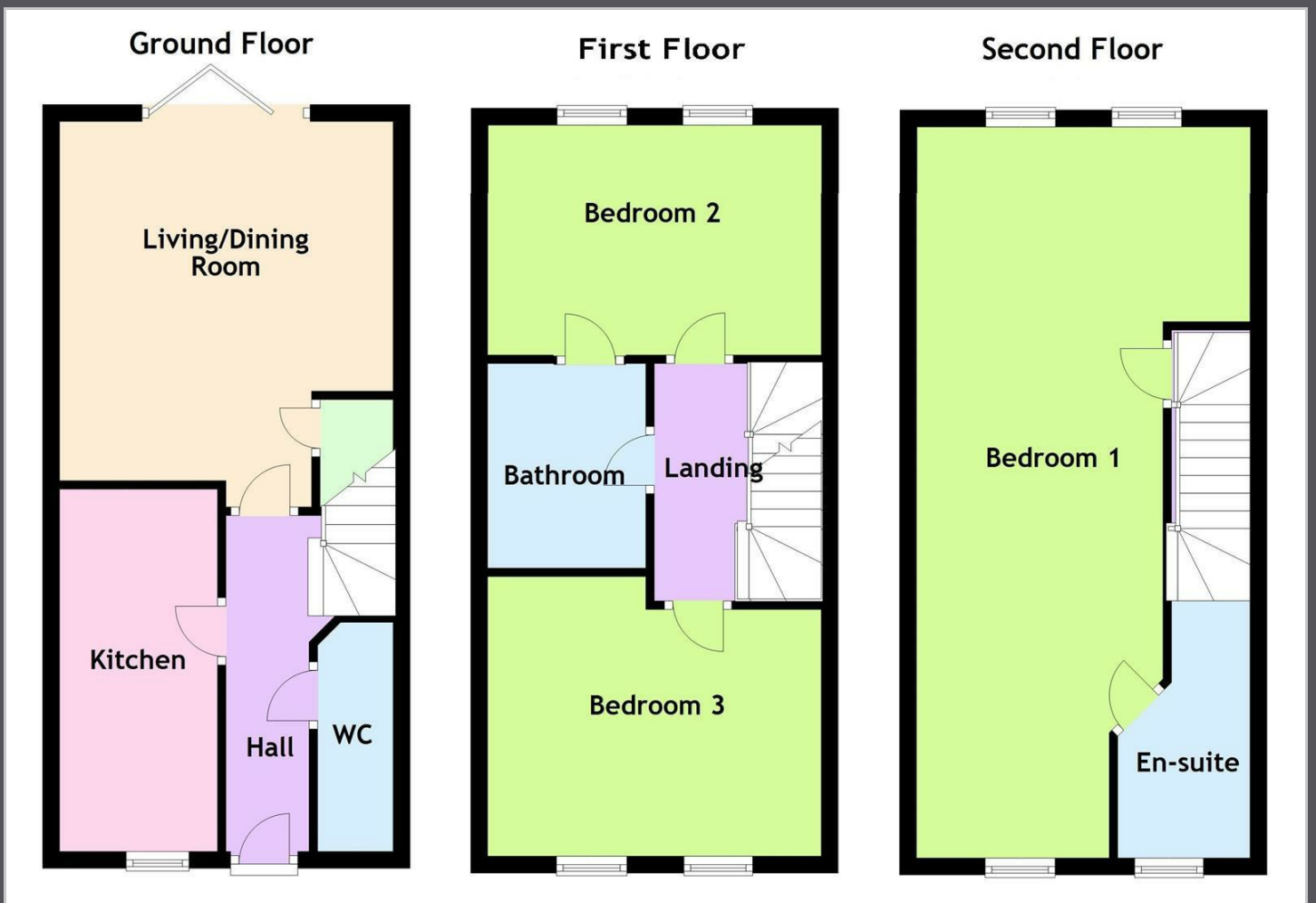
Hybrid Map



Terrain Map



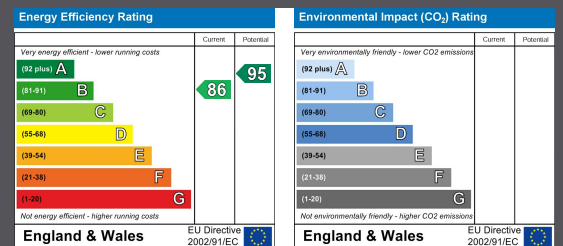
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.