



DIRECTIONS

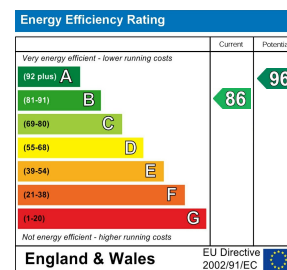
From Chepstow town centre proceed through the Archway straight to the top of Moor Street, turning left onto the A48 and continue down the hill. At the first set of traffic lights turn right, passing Tesco on your left-hand side, take the next left turn and follow the road into the Brunel Quarter estate.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

SERVICES

All mains services are connected to include mains gas central heating.
Council tax band E.

TENURE - FREEHOLD

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



**7 MABEY DRIVE, CHEPSTOW, MONMOUTHSHIRE,
NP16 5WB**

3 **2** **2** **B**

£350,000

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.

Occupying a pleasant position on this popular modern Brunel Quarter development combining town centre living with convenient motorway access, this three storey deceptively spacious and versatile townhouse will no doubt suit a variety of markets to include professional couples, growing families or indeed the semi retired market seeking low maintenance. The property is finished to a high specification throughout and briefly comprises to the ground floor; welcoming spacious entrance hall, WC/cloakroom, study/potential fourth bedroom and a fantastic open plan kitchen/dining/family room affording French doors to the garden. The first floor offers a well proportioned lounge as well as a principal bedroom with en suite shower room whilst to the second floor there are two further very good sized double bedrooms and the family bathroom. The property further benefits allocated parking to the front for two vehicles with gated pedestrian access to the low maintenance rear garden providing an ideal space for children to play and for dining and entertaining, furthermore the hot tub is negotiable.

Situated within a very short walking distance of the town centre as well as Chepstow bus and train stations, also within easy reach of the motorway network for the everyday commuter.

GROUND FLOOR

ENTRANCE HALL

The entrance door leads through to a welcoming entrance hall with built-in storage cupboard housing the gas combi boiler (which is still in warranty). Solid wooden floor. Half turned staircase to the first floor landing.

CLOAKROOM/WC

Comprising modern neutral two piece suite to include pedestal wash hand basin with tiled splashback and mixer tap, and low level WC. Wood effect flooring.

STUDY/BEDROOM 4

1.85m x 2.74m (6'1" x 9'0")

A versatile room currently utilised as a study, but could be a gym or small single bedroom. Large window to the front elevation. Solid wooden floor.

KITCHEN/DINING/FAMILY ROOM

3.94m x 7.01m maximum measurement (12'11" x 23'0" maximum measurement)

A fantastic open plan kitchen/dining/family room. The kitchen area comprising of an extensive range of fitted wall and base units with ample laminate worktop, laminate splashback and inset stainless steel one and a half bowl sink with drainer. Integrated four ring gas hob with extractor hood over and electric oven/grill below. Space for a full height fridge/freezer and space and plumbing for under counter dishwasher and washing machine. Open plan to dining/family room offering a fantastic contemporary open plan living space perfect for everyday family living and entertaining. Built-in under stairs storage cupboard. French doors leading directly out to the rear garden. Solid wood floor throughout.

FIRST FLOOR STAIRS AND LANDING

A half turn staircase leads to the second floor landing. Doors to both first floor rooms.

PRINCIPAL BEDROOM

3.05m x 3.94m (10'0" x 12'11")

A really well proportioned double bedroom enjoying a window to the rear elevation. Fitted wardrobes. Door to:-

EN-SUITE SHOWER ROOM

Comprising a modern neutral suite to include a double width walk-in shower cubicle with tiled surround, pedestal wash hand basin with tiled splashback and low level WC.

LOUNGE

3.63m x 3.94m (11'11" x 12'11")

A really comfortable well proportioned formal reception space enjoying two feature windows to the front elevation.

SECOND FLOOR STAIRS AND LANDING

With loft access hatch and built-in airing cupboard. Doors to all second floor rooms.

BEDROOM 2

3.94m x 3.33m (12'11" x 10'11")

A very generous double bedroom enjoying two feature windows to the front elevation.

BEDROOM 3

3.94m x 3.48m (12'11" x 11'5")

A third fantastic size double bedroom offering versatile use depending on requirements with window to the rear elevation.

FAMILY BATHROOM

Comprising a modern neutral suite to include panelled bath with attractive tiled surround, low level WC, and pedestal wash hand basin with mixer tap and tiled splashback.

OUTSIDE

The rear garden comprises a level private space with contemporary paved patio area perfect for dining and entertaining, leading to level area laid to artificial lawn for ease of maintenance. There is then a decked area with space for hot tub (available by separate negotiation). Outside tap. Useful shed for storage. Gated pedestrian access out to the rear of the property. The rear garden is fully enclosed by timber fencing and brick wall. The front of the property benefits from two allocated parking spaces. A pedestrian paved pathway leads to the front entrance of the property where there is a storm porch and door into the entrance hall.

SERVICES

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

