



## DIRECTIONS

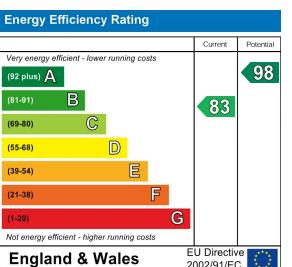
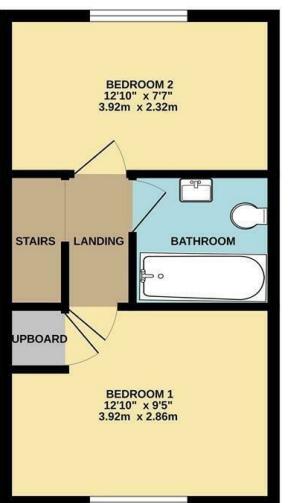
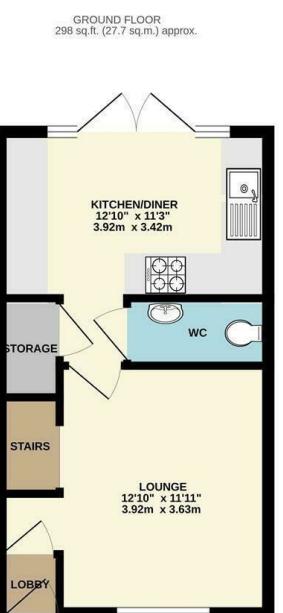
From Chepstow town centre proceed through the Archway straight to the top of Moor Street, turning left onto the A48 and continue down the hill. At the first set of traffic lights turn right, passing Tesco on your left-hand side, take the next left turn and follow the road into Brunel Quarter estate. Proceed along Mabey Drive turning right into Bailey Bridge Drive and then taking the 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: 599 sq.ft. (55.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, 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 service provider has a duty to supply information which is accurate and not misleading and no guarantee as to their operability or efficiency can be given.  
Made with Mapgen v2.0.4

### 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 furnishings 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.



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



**£289,950**

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

Situated in this popular new development within Chepstow's town centre, at Daylily Close the property comprises a two-bedroom semi-detached property which 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/dining room and WC/cloakroom, whilst to the first floor are two bedrooms and family bathroom. The property also benefits from two allocated parking spaces in the communal car park and has seven years remaining on its NHBC guarantee.

Being situated in Chepstow a range of local amenities are close at hand 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

Door to:-

### LOUNGE

**3.91m x 3.63m (12'10" x 11'11")**

With window to front elevation, wooden effect flooring and stairs to first floor. Door to:-

### KITCHEN/DINING ROOM

**3.91m x 3.43m (12'10" x 11'3")**

Fitted with a good range of base and wall units with granite effect worktops and inset stainless steel single bowl sink and drainer with chrome mixer tap. Built-in slimline dishwasher, oven with four ring gas hob with glass splashback and stainless steel extractor fan over, fridge and freezer. Space for washing machine. Understairs storage cupboard. Patio doors and windows to the rear elevation.



### CLOAKROOM/WC

Comprising of a two piece suite to include a low level WC and pedestal wash hand basin with chrome tap. Tiled splashbacks and wooden effect flooring.

### STAIRS TO FIRST FLOOR LANDING

Loft access point.

### BEDROOM ONE

**3.91m x 2.87m (12'10" x 9'5")**

Window to the front elevation and built-in storage cupboard.

### BEDROOM TWO

**3.91m x 2.31m (12'10" x 7'7")**

Window to the rear elevation.

### BATHROOM

Comprising of a three piece suite to include a pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and shower attachment with glass shower screen and a low level WC. Wooden effect flooring and tiled splashbacks.

### OUTSIDE

At the front of the property steps lead to the front entrance door with a small garden area with ornamental shrubs and bushes. The rear garden is level and mainly laid to lawn, fully enclosed by wooden fencing with gated access to the side of the property.

### PARKING

Two allocated parking spaces in the communal car park.

### SERVICES

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

