

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 3 Bailey Bridge Drive

Brunel Quarter, Chepstow, NP16 5UR

£384,950





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## Description

This beautifully presented semi-detached townhouse is a must-see, offering a host of stylish upgrades and thoughtful touches throughout. Finished to a high standard, the property boasts Amtico flooring in the reception hall, kitchen dining room and ground floor W.C., an air-conditioning unit in the main bedroom, fitted blinds throughout which are included in the sale and EV charging point.

Arranged over three well-planned floors, the accommodation comprises: a welcoming reception hall, open-plan kitchen/dining/living space with French doors opening onto the landscaped rear garden, a versatile study/bedroom four and a convenient ground-floor WC. The first floor offers a spacious living room and a main bedroom with en-suite shower room. The top floor features two further double bedrooms and a modern family bathroom.

Externally, the property benefits from a garage, driveway parking for two vehicles, and a low-maintenance landscaped rear garden, perfect for relaxing or entertaining.

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 composite door with opaque double glazed insert. Inset spotlighting to plain ceiling. Amtico wood effect flooring. Panelled radiator. Cloaks cupboard housing wall mounted gas combination boiler. Turn stairs to first floor landing. Doors off.

## Open Plan Kitchen Dining Room

20 max x 12'10 mx (6.10m max x 3.91m mx)

Inset spotlighting to plain ceiling. The kitchen area is fitted with a matching range of base and eye level storage units all with wood effect worksurfaces over and complimentary upstands. One and half bowl stainless steel sink with mixer tap, hot water tap and waste disposal unit. Built in fan assisted electric oven. Four ring gas hob, with stainless steel splash back and extractor hood with lighting over. Integrated dishwasher and washing drying machine. Space for fridge freezer. Open to the dining/living area. Amtico wood effect flooring throughout. Panelled radiator. UPVC double glazed french doors and windows with blinds to remain to landscaped rear garden.

## Study/Bedroom Four

8'11 x 6'01 (2.72m x 1.85m)

Panelled radiator. UPVC double glazed window to front elevation with blinds to remain.

## Ground Floor W.C.

Low level W.C. with push button flush. Corner wash hand basin with chrome mixer tap and tile splash back. Extractor fan. Amtico wood effect flooring. Panelled radiator.

## Turn Stairs to First Floor landing

Panelled radiator. Turn stairs to second floor landing. Doors off.

## Living Room

12'10 x 11'10 max (3.91m x 3.61m max)

Panelled radiator. Two UPVC double glazed windows with blinds to remain.

Tel: 01291 418418

### Bedroom One

12'10 x 9'10 (3.91m x 3.00m)

Wall mounted remote controlled air condition unit which can also be used for heating. Panelled radiator. UPVC double glazed window to rear elevation. Door to en-suite shower room.

### En-Suite Shower Room

Low level W.C. Pedestal wash hand basin with chrome mixer tap and tile splash back. Shaver point. Double enclosure with mains fed shower. Part tiling to walls. Wood effect flooring. Extractor fan. Panelled radiator.

### Second Floor Landing

Doors off.

### Bedroom Two

11'05 max 12'10 (3.48m max 3.91m)

Panelled radiator. Two UPVC double glazed window to front elevation with blinds to remain.

### Bedroom Three

12'10 x 10'11 (3.91m x 3.33m)

Panelled radiator. UPVC double glazed window to rear elevation with blinds to remain.

### Bathroom

Low level W.C. Pedestal wash hand basin with chrome

mixer tap and tile splash back. Shaver point. Bath with chrome mixer tap and mains fed shower over. Extractor fan. Part tiling to walls. Wood effect flooring. Panelled radiator.

### Garden

The rear garden has been beautifully landscaped by the current owners to create an attractive, low-maintenance outdoor space. A full-width paved seating area is perfect for relaxing or entertaining, with steps leading down to a neat faux-grass lawn and decorative loose-stone sections for easy upkeep. Well-designed stone-chipped borders add interest and style, while a side gate provides convenient access to the driveway and garage.

### Garage and Parking

Garage with up and over door, power points and lighting. Tandem parking to front for two vehicles.

### 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/>





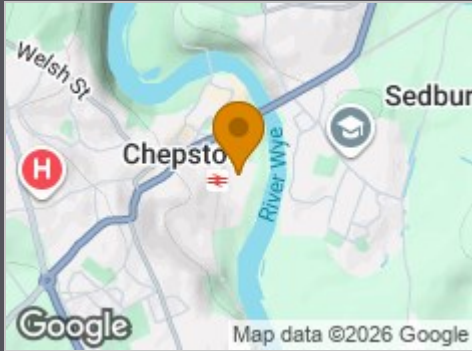
Road Map



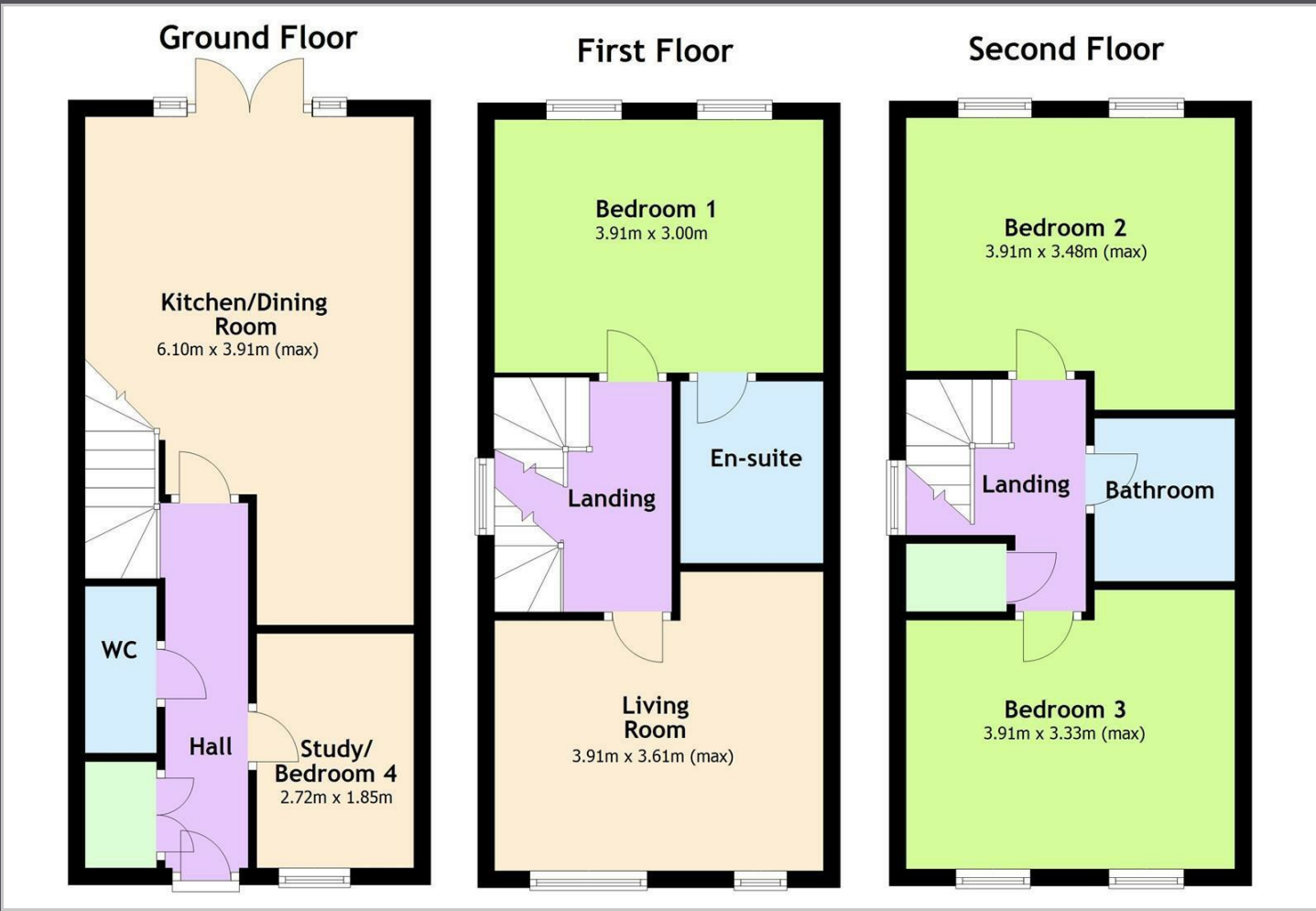
Hybrid Map



Terrain Map



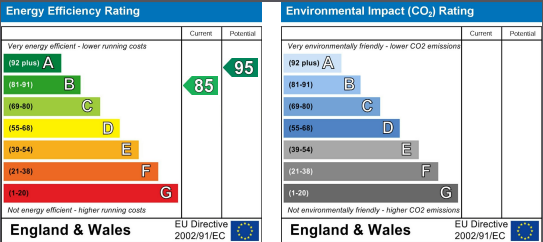
Floor Plan



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



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