



# CHEPSTOW

Guide price **£395,000**



# 3 BAILEY BRIDGE WALK

Chepstow, Monmouthshire NP16 5US



3-bed, 3-reception end-terrace property  
Lovely views across the River Wye  
Flexible accommodation over three floors

Nestled in the Brunel Quarter, a modern residential complex in Chepstow, this David Wilson Homes built end-terrace house offers three spacious bedrooms and three versatile reception rooms, making it ideal for family living. The property provides approximately 1,196 sq ft of accommodation, combining comfort and practicality.

Chepstow is a charming market town offering a wide range of facilities.

There are excellent bus and rail connections all within walking distance, along with convenient access to major roads and motorways linking you to larger towns and cities.

You can enjoy Offa's Dyke National Trail, leading to the picturesque banks of the River Severn estuary. Here, you can enjoy breathtaking panoramic views that provide an inspiring backdrop for exploring and reconnecting with nature time and again. This perfect balance of convenience and natural beauty truly makes this location exceptional, with the most spectacular views of the Severn Bridge!



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### KEY FEATURES

- 3-bed, 3-reception end-terraced great size property
- River frontage views towards The Severn Bridge
- Only a few minutes' walking distance to Chepstow railway station and the town centre
- En suite to the principal bedroom
- Parking for two vehicles
- Still under Builder NHBC warranty



# STEP INSIDE



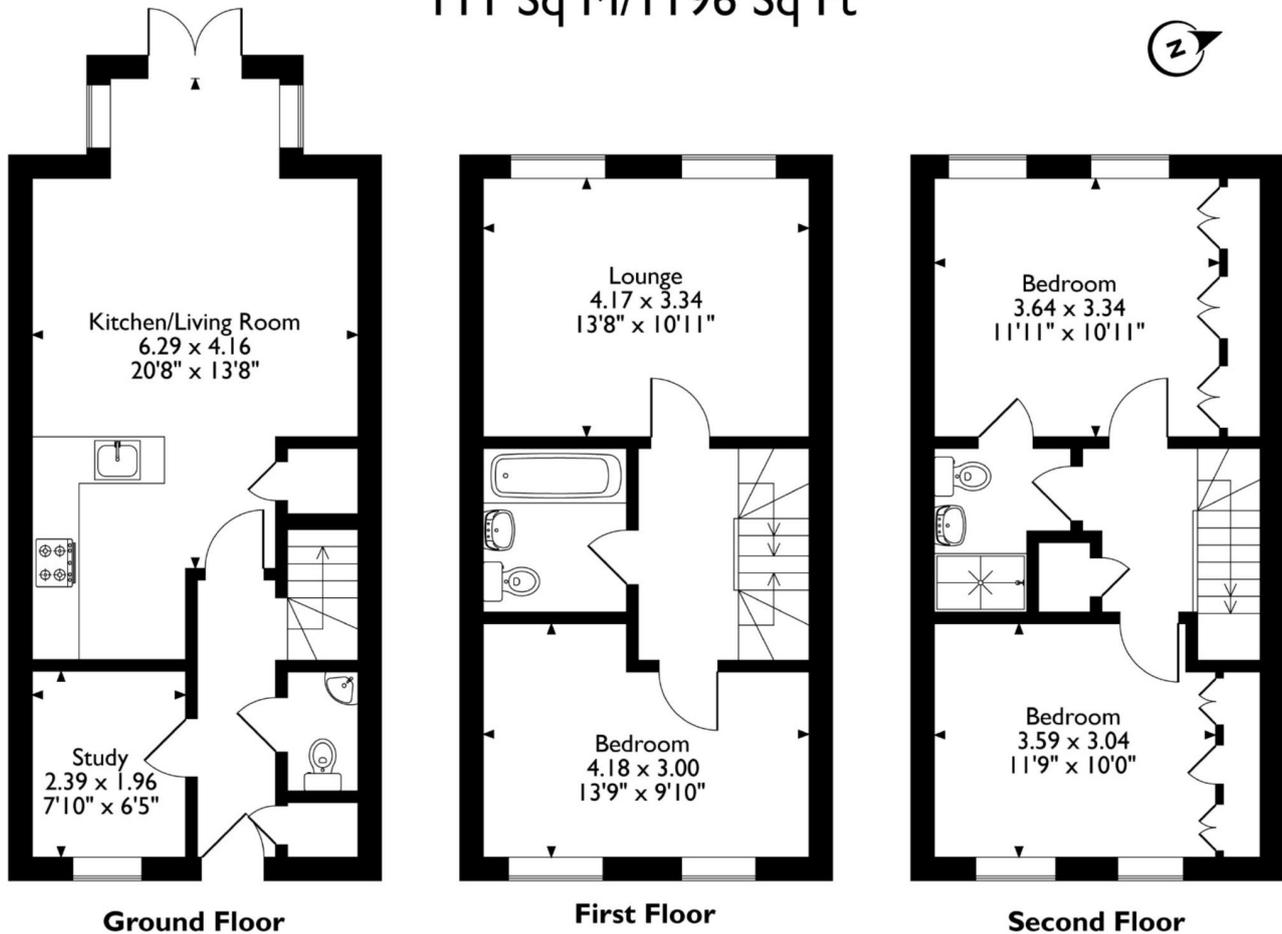
This beautifully presented home welcomes you into a spacious hallway that seamlessly connects to two versatile reception rooms, perfect for dining, study, entertaining, or relaxation.

The ground-floor living room, filled with natural light from the large glazed bay with patio doors, creates a warm and inviting space for family gatherings.

Adjacent to it is the thoughtfully designed modern kitchen, featuring contemporary worktops, ample cabinetry and integrated appliances.

A convenient cloakroom, a utility cupboard with plumbing for a washing machine, and a storage cupboard, all situated on the ground floor, add to the home's practicality.

3, Bailey Bridge Walk, Chepstow  
 Approximate Gross Internal Area  
 111 Sq M / 1196 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, there is a third reception room or living room and three double bedrooms provide comfortable personal spaces for all family members. Two of the bedrooms also benefit from fitted wardrobes.

The modern bathroom, with sleek finishes and contemporary fittings, complements the overall stylish aesthetic of the property.

There is a shower room on the second floor accessed via the principal bedroom, and also the landing. There is also a useful storage cupboard on the second floor landing.

This home is designed for easy, modern living, blending comfort with style effortlessly.

# STEP OUTSIDE



To the front of the property there is a small garden featuring an assortment of plants and shrubs. A side access path runs to the rear garden, which is beautifully maintained and provides a tranquil outdoor space to relax and unwind. There is a garden shed, an outside tap and an exterior light. There is rear access to the parking bays for added convenience.

## INFORMATION

Postcode: NPI 6 5US

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: B





## DIRECTIONS

On leaving Chepstow on the A48 towards Lydney, when you come to the first set of traffic lights at the Tesco turning, turn right. Take the first turning left after the Tesco entrance and proceed under the railway bridge, then take the first turning right signposted Bailey Bridge Drive. Carry along this road and the property is on the left hand side signposted Bailey Bridge Walk.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92-100)	A	85	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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