



DIRECTIONS

From our Chepstow office proceed up Moor Street turning right onto A48, take the first left into Bulwark and proceed along this road. After passing the second traffic calming feature, take the left hand turn into Marten Road, where you will find the property on the left hand side.

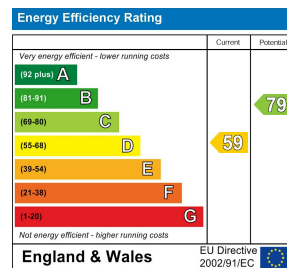
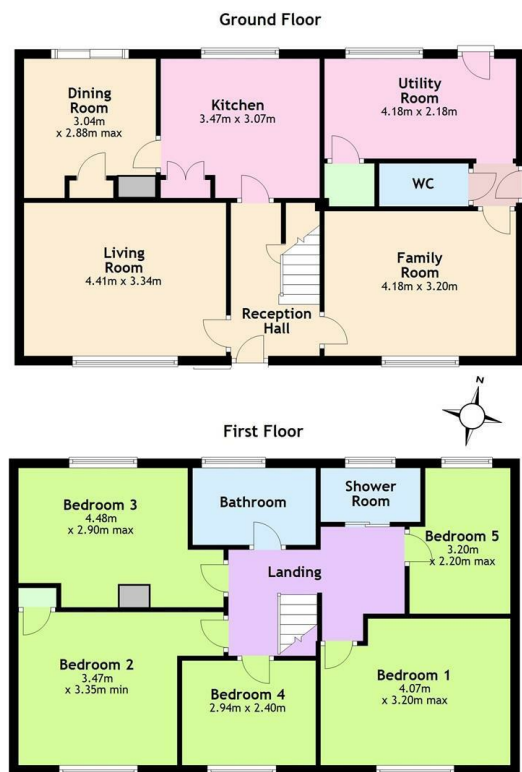
SERVICES

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

2021/2022 Council Tax Band E.

TENURE - FREEHOLD

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



**3 MARTEN ROAD, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5JX**



OFFERS IN EXCESS OF £300,000

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3 Marten Road offers the opportunity to acquire this well presented and extended family home. The property offers spacious and versatile accommodation with three reception rooms, kitchen, ground floor WC and utility to the ground floor. To the first floor are five bedrooms, family bathroom and shower room. Outside the property benefits from sizeable off-road parking area and enclosed rear garden.

Being situated in Bulwark a range of local facilities are close at hand to include primary schools, shops and pub, with a further abundance of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

GROUND FLOOR

RECEPTION HALL

With understairs storage and composite double glazed front door.

LIVING ROOM

14'5" x 10'11"

A bright and airy reception room with uPVC double glazed window to front elevation. Feature fireplace.

KITCHEN

11'5" x 10'0"

Appointed with a matching range of base and eye level storage units with woodblock effect worktops. Fitted with appliances to include integrated fridge/freezer, low-level electric oven with electric hob over and extractor. Space for dishwasher. Also fitted with one and a half bowl and drainer ceramic sink unit with chrome mixer tap. Ceramic tiled splashbacks and vinyl flooring. uPVC double glazed window to rear elevation.

DINING ROOM

10'0" x 9'5" maximum

With uPVC double glazed French doors to rear garden. Fitted storage cupboard.

FAMILY ROOM

13'9" x 10'5"

A pleasant reception room with uPVC double glazed window to front elevation. Access to inner lobby and utility room.

INNER LOBBY

With uPVC double glazed door to side.

GROUND FLOOR WC

Comprising a white suite to include low level WC and wash hand basin with chrome taps. Fully tiled walls and floors.

UTILITY ROOM

13'8" x 7'2"

Appointed with a matching range of base and eye level storage units with woodblock worktops and stainless steel one bowl and

drainer sink with chrome mixer tap. Space for washing machine. Storage cupboard. Vinyl flooring. uPVC door and window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 1

13'3" x 10'3"

A double bedroom with uPVC double glazed window to front elevation.

BEDROOM 2

11'4" x 10'11"

Currently being utilised as storage room but offering a sizeable bedroom with uPVC double glazed window to front elevation and fitted storage cupboard.

BEDROOM 3

12'2" x 9'8"

A double bedroom with uPVC double glazed window to rear elevation.

BEDROOM 4

9'8" x 7'9"

A single bedroom with uPVC double glazed window to front elevation.

BEDROOM 5

10'5" x 5'10" minimum

A single bedroom with uPVC double glazed window to rear elevation.

FAMILY BATHROOM

Comprising a white suite to include low level WC with concealed cistern, wash hand basin with chrome mixer tap inset into vanity unit and panelled bath with chrome tap with shower attachment. Chrome heated towel rail. Fully tiled walls and floors. Spotlighting. Frosted uPVC double glazed window to rear elevation.

SHOWER ROOM

Comprising a three piece white suite to include low level WC and wash hand basin with chrome mixer tap inset into vanity unit, shower cubicle with chrome mains fed shower over. Tiled walls and vinyl flooring. Chrome heated towel rail. uPVC double glazed window to rear elevation.

OUTSIDE

To the front the property benefits from off road parking area for around four vehicles and with gated side access leading to the rear garden. To the rear there is raised decked seating area and low level garden predominantly laid to lawn.

