



91 Channel View, Bulwark, Chepstow, Monmouthshire,
NP16 5AJ

£209,950



DIRECTIONS From our Chepstow office proceed up the High Street through the town arch continuing up Moor Street turning right onto the A48. At the roundabout take the first exit onto Fairview. Continue down Fairview to the T-Junction. Turn left and then immediately right into Channel View where following the numbering you will find the property on the right hand side.

SERVICES
All mains services are connected.

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

Disclaimer
These particulars are intended to give a fair description of the property but their 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 furnishings.

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. Those particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Moon & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Description

The property comprises to the ground floor reception hall giving access to the living/dining room. Off the living/dining room double doors to the rear gardens and door to kitchen/breakfast room. Off the kitchen/breakfast utility room which in turn leads through to the side entrance porch. To the first floor three bedrooms and modern bathroom. Outside to the front of the property, low maintenance gardens. To the rear again with low maintenance gardens. Garden shed available by separate negotiation. There is also a garage and double gates leading to parking area. Situated within this popular residential area local amenities can be found at Bulwark. Chepstow is also close at hand with its attendant range of facilities. There are also junior and comprehensive schools nearby and bus and rail links. The A48, M48 and M4 motorway networks bring Newport, Cardiff and Bristol within commuting distance.

Accommodation

GROUND FLOOR

RECEPTION HALL

Approached via obscure uPVC double glazed and panelled door. Stairs to first floor landing. Doors to living/dining room.

LIVING/DINING ROOM

19'7 x 11'4 to recess

Coving. Feature fireplace with wooden surround, living flame gas fire inset. Wood effect flooring. Panelled radiators. uPVC double glazed window to front elevation. uPVC double glazed sliding patio door to rear elevation. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

11' x 9'7

Fitted with a matching range of base and eye level storage units. Breakfast bar. Stainless steel sink and drainer set into granite effect work surfaces. Chrome mixertap set into work surface all with tiled splashbacks. Built-in fan assisted electric oven. 4 ring gas hob set into work surface with tiled splashback. Ceramic tiling to floor. Panelled radiator. uPVC double glazed window to rear elevation. Open to utility room.

UTILITY ROOM

9'7 x 6'5 maximum measurements

Granite effect work surfacing. Plumbing and space for automatic washing machine. Lots of space for further utilities. Wall mounted gas boiler supplying domestic hot water and central heating. Under stairs storage cupboard. Ceramic tiling to floor. uPVC double glazed window and uPVC double glazed and panelled door to side entrance porch.

SIDE ENTRANCE PORCH

Part tiling to walls and floor. Obscure uPVC double glazed and panelled door to front elevation. uPVC double glazed and panelled door to rear elevation.



FIRST FLOOR STAIRS AND LANDING

Access to loft inspection point. Airing cupboard housing hot water cylinder. Doors off.

BEDROOM 1

11'6 max to chimney recess x 10'3

Built-in wardrobe. Panelled radiator. uPVC double glazed window to front elevation.

BEDROOM 2

13'6 x 9' l-shaped measurement

Panelled radiator. uPVC double glazed window to rear elevation.

BEDROOM 3

10'7 x 6'5

Panelled radiator. uPVC double glazed window to front elevation.

BATHROOM

A modern white suite to include low level wc with dual push button flush. Pedestal wash hand basin with chrome mxiertap. Step-in enclosure with electric shower. Double end bath with central chrome mixertap. Full tiling to walls. Panelled radiator. Obscure uPVC double glazed window to rear elevation.

OUTSIDE

To the front elevation, paved low maintenance gardens. To the rear elevation, paved sun terrace. Garden shed with power supply available by separate negotiation. Detached garage with up and over door and personal door to garden. Window to rear. Double gates leading to hard standing for two vehicles. Wall and fence to boundary. Outside tap. Lighting.

