



DIRECTIONS

From our Chepstow Office proceed up the High Street through the town arch continuing up Moor Street turning right onto the A48. Take the first left turn signposted Bulwark. Proceed through the shops to the roundabout taking the second exit. At the next roundabout take the first exit onto Thornwell Road taking the second right turn into Somerset Way where you will find the property on the right hand side.

SERVICES

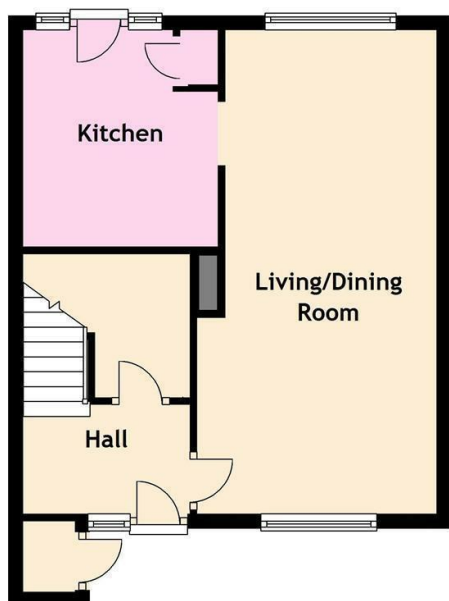
All mains services are connected, to include mains gas central heating.
Council Tax Band C

TENURE - FREEHOLD

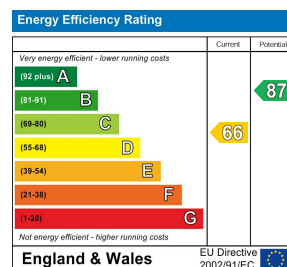
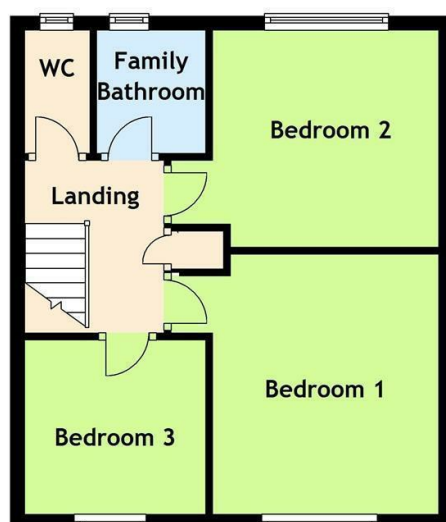
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**12 SOMERSET WAY, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5NP**



£269,950

**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. Room sizes should not be relied upon for carpets and furnishing 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.

12 Somerset Way occupies a pleasant position within this established, popular residential area of Chepstow which has been updated in recent years and now has the benefit of external insulation. The property briefly comprises to the ground floor, entrance hall, sitting/dining room and kitchen. To the first floor are three bedrooms and family bathroom. The property also benefits from off-road parking to the front and has a spacious, private rear garden enjoying sunshine throughout the day.

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

GROUND FLOOR

ENTRANCE HALL

uPVC half glazed door and glazed panel to front elevation. Ceramic tiled flooring. Spacious understairs storage cupboard, which could be converted into a ground floor WC. Stairs to first floor.

OPEN PLAN SITTING/DINING ROOM

6.65m x 3.33m (21'9" x 10'11")

A lovely light room with dual aspect uPVC windows overlooking the front and rear gardens. Wood effect flooring.

KITCHEN

3.02m x 2.74m (9'10" x 8'11")

Appointed with a range of modern style base and eye level kitchen units with wood effect worktops over with upstands. Inset one bowl and drainer sink unit with mixer tap. Fitted appliances include four ring electric hob with glass splashback and extractor over, oven and washing machine. Space for fridge/freezer. Ceramic tiled floor. Useful pantry cupboard. Frosted uPVC glazed door and two windows to rear elevation.

FIRST FLOOR STAIRS AND LANDING

A lovely bright landing with uPVC window to side elevation. Loft access point. Airing cupboard housing a gas combi boiler.

BEDROOM 1

3.78m x 3.10m (12'4" x 10'2")

A bright double bedroom with ample storage space. uPVC window to the front elevation.

BEDROOM 2

3.30m x 3.28m (10'9" x 10'9")

A generous double bedroom with wood effect flooring. uPVC window to rear elevation.

BEDROOM 3

2.57m x 2.41m (8'5" x 7'10")

A single bedroom currently being utilised as a home office. uPVC window to front elevation.

FAMILY BATHROOM

A modern style bathroom with panelled bath with chrome shower over, wall mounted wash hand basin with chrome mixer inset to vanity unit and low level WC. Chrome heated towel rail. Part subway tiled walls. Two frosted uPVC windows to rear elevation.

OUTSIDE

GARDENS

To the front is a block paved driveway with ample parking for two vehicles and gated access to the side of the property. At the rear is a patio area with steps leading to a lawned and chipped area, with mature borders and shrubs. The position of the property means that the garden benefits from the sun at all times of the day. Storage shed.

SERVICES

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

