



DIRECTIONS

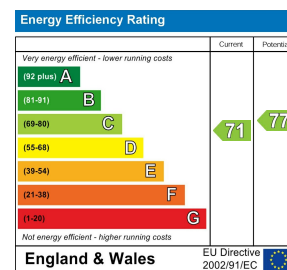
From our Chepstow office proceed up Moor Street turning right onto the A48, taking the first left at Bulwark corner onto Bulwark Road. Proceed along Bulwark Road without deviation where at the first roundabout take the second exit. Continue to the next roundabout taking the second exit again. Proceed down Thornwell Road where at the next roundabout head straight over. At the final roundabout head straight over, passing Tesco Express on your right hand side. Proceed up the hill following the road around to the left. Take the left hand turn into Valentine Lane, following the numbering you will find the property on the right hand side.

SERVICES

All mains services are connected to included mains gas central heating.
Council tax band D

TENURE - FREEHOLD

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



**26 VALENTINE LANE, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5TH**



GUIDE PRICE £250,000

**Sales: 01291 629292
E: sales@thinkmoon.co.uk**

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.

Offered to the market with the benefit of no onward chain this well presented semi-detached property sits in a pleasant position within this popular residential development on the outskirts of Chepstow town centre. The current accommodation briefly comprises to the ground floor: entrance hall, fully fitted kitchen, well proportioned lounge and a conservatory/second reception room. To the first floor there are two bedrooms both benefitting built-in wardrobes and a family bathroom. The property further benefits a private driveway providing parking for one vehicle as well as a low maintenance gardens to both the front and the rear, and an attached single garage.

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 in nearby Chepstow, including primary and secondary schools, doctor and dental surgeries. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

We would strongly recommend arranging an internal viewing to appreciate what this property has to offer.

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall with wood effect laminate floor, staircase leading to the first floor and a useful built-in understairs storage cupboard. Open archway to:-

KITCHEN

3.20m x 1.98m (10'6" x 6'6")

Comprising a good range of fitted wall and base units with wood effect laminate worktop and tiled splashback. Inset stainless steel sink with mixer tap and drainer. Integrated four ring Samsung electric hob with electric oven/grill beneath and concealed extractor hood over. Undercounter fridge and washing machine. Fitted breakfast bar and open hatch to the lounge. Tile effect flooring and window to the front elevation. Baxi gas combi boiler.

LOUNGE

3.84m x 3.81m (12'7" x 12'6")

A very well proportioned reception room with patio door to:-

CONSERVATORY

3.28m x 3.00m (10'9" x 9'10")

A fantastic versatile space currently utilised as a formal dining room, but would also make a lovely sitting area enjoying views over the private rear gardens. Fully double glazed with French doors leading out to the rear patio area.

FIRST FLOOR STAIRS AND LANDING

Loft hatch and built-in airing cupboard with fitted inset shelving, housing the immersion tank.

BEDROOM 1

3.48m x 2.92m (11'5" x 9'7")

A spacious double bedroom with window to front elevation and a large built-in storage cupboard with inset shelving and a hanging rail.

BEDROOM 2

2.51m x 2.41m (8'3" x 7'11")

A single bedroom with window to rear elevation enjoying views over the garden, with a built-in wardrobe.

FAMILY BATHROOM

A neutral suite to include panelled bath with electric shower unit over, glass shower screen and tiled surround, low-level WC and pedestal wash hand basin. Frosted window to rear elevation. Tile effect flooring.

OUTSIDE

GARDENS

To the front of the property a low maintenance garden area laid to lawn, bordered by a low level hedgerow. A paved pathway leads to the front entrance door with a useful storm porch, and a further pedestrian paved pathway leads down the side of the property to the rear garden. The rear garden comprises a paved patio area and a good size lawned area, this leads to a further raised decking area in the far corner, providing an ideal sunny spot to dine alfresco. There is also an area with mature trees and shrubs. The rear garden is fully enclosed by timber fencing to all sides and benefits gated pedestrian access leading to the front of the property.

GARAGE

The tarmac driveway provides off-street parking for one vehicle and leads to the attached single garage with a manual up and over door.

SERVICES

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

