



DIRECTIONS

From our Chepstow office proceed up the High Street and turn right onto the A48, then take the first left into Bulwark. Proceed along this road and then take the first left into St George Road where following the numbering you will find the property on the right hand side.

SERVICES

All services are connected to include mains gas central heating.

MAINTENANCE AND SERVICE CHARGE

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

TENURE - FREEHOLD

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



37 ST. GEORGE ROAD, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5LA



£279,950

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. 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 S. 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.

37 St George Road comprises a spacious detached dormer bungalow situated within a popular area of Bulwark within walking distance of Chepstow's town centre. The property is in need of some modernisation but offers accommodation to include reception hall giving access to living room, kitchen, ground floor WC and dining room as well as bedroom 4. To the first floor are three further bedrooms and shower room. Outside the property benefits from off-road parking, garage and private garden. Being situated in Bulwark a range of facilities include local 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 uPVC double glazed front door and access to first floor.

LIVING ROOM

19'9" x 12'3"

A generous reception room with feature fireplace and uPVC double glazed window to front and side elevations. Further access to rear lobby.

DINING ROOM

12'4" x 9'11"

With laminate flooring and uPVC double glazed window to rear elevation.

GROUND FLOOR BEDROOM 4

10'4" x 9'11"

With uPVC double glazed window to rear elevation.

KITCHEN

14' x 7'1"

Appointed with a matching range of base and eye level storage units with granite effect worktops. With space for cooker, stainless steel extractor over, along with space for fridge and freezer. Inset stainless steel one bowl and drainer sink unit with chrome mixer tap. uPVC double glazed window and door to side elevation. Tiled flooring.

GROUND FLOOR WC

Comprising a white suite to include low level WC, corner wash hand basin with chrome taps, vinyl flooring and frosted uPVC double glazed window.

FIRST FLOOR STAIRS AND LANDING

With access to bedrooms and shower room.

BEDROOM 1

17'10" x 10'9"

Appointed with a range of fitted wardrobes, two uPVC double glazed windows to front elevation.

BEDROOM 2

10'6" x 10'2"

uPVC double glazed window to rear elevation.

BEDROOM 3

11'10" x 10'2"

Fitted storage cupboard and uPVC double glazed window to front elevation.

SHOWER ROOM

Comprising a white suite to include low level WC, wash hand basin with chrome mixer tap inset into vanity unit and shower cubicle with mains fed shower over. Aqua board walls and vinyl flooring. Frosted uPVC double glazed window to side elevation.

OUTSIDE

To the front the property offers low maintenance front garden

with tarmac driveway and side access to rear garden. The rear garden comprises level paved area bounded by brickwork walls and gated access to rear.

SINGLE GARAGE

Up and over door, power and lighting.

