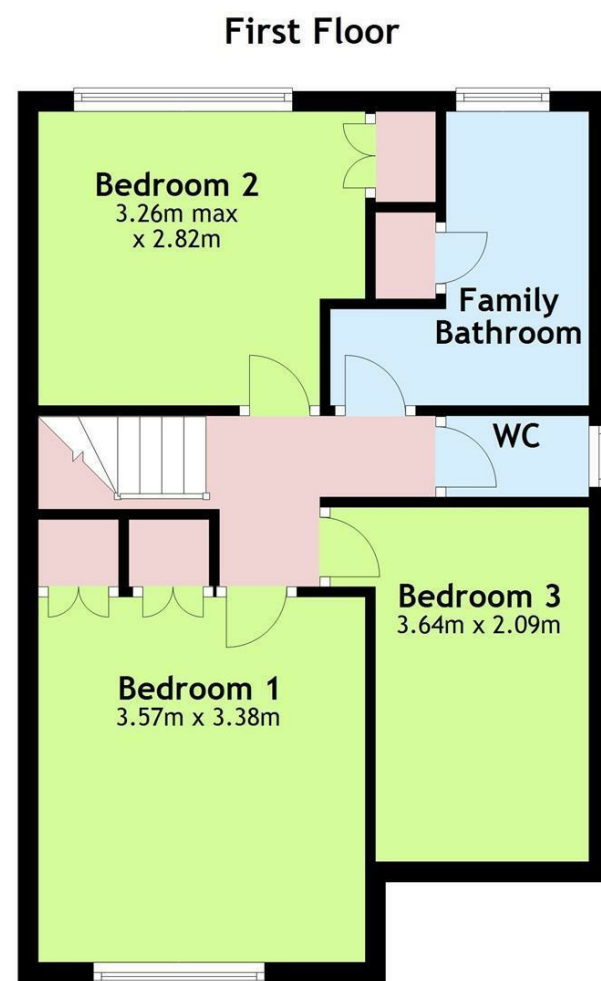
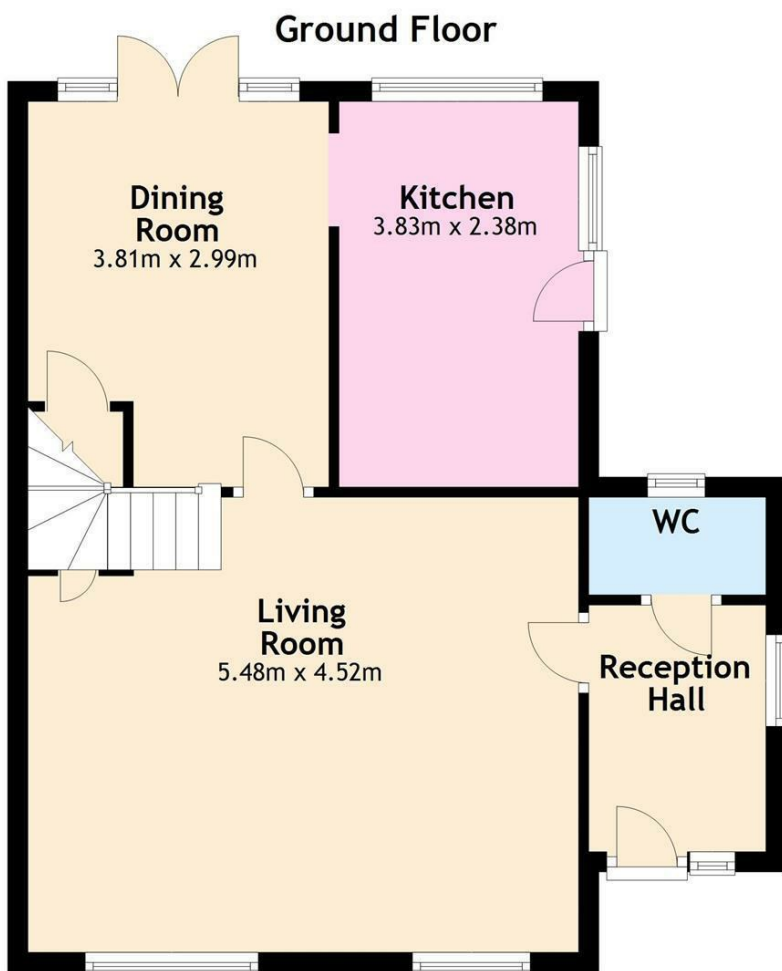


DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto the A48. Take the first left into Bulwark and then left into St George Road. Proceed along this road turning right into St Davids Close where you will find the property on the left hand side.

TENURE - FREEHOLD

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



**10 ST. DAVIDS CLOSE, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5JZ**



£274,950

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Moon & Co. are delighted to offer to the market this semi-detached family home situated within a quiet cul-de-sac. The property has been extended to the ground floor and now offers spacious entrance hall with access to ground floor WC, living room, which in turn leads to dining room and kitchen. To the first floor are three bedrooms with updated shower room and separate WC. Outside the property benefits from off-road parking and a single garage. With low-maintenance rear and side gardens.

Being situated in Bulwark a range of local facilities are close at hand to include local primary school, 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 commuting distance.

GROUND FLOOR

ENTRANCE HALL

Spacious entrance hall with uPVC double glazed front door and window to side elevation.

CLOAKROOM/WC

Comprising low-level WC and pedestal wash hand basin with chrome taps. Frosted uPVC double glazed window to side elevation.

LIVING ROOM

5.48m x 4.52m (17'11" x 14'9")

A spacious reception room benefitting from the ground floor extension, with feature fireplace and two uPVC double glazed windows to rear elevation. Stairs to first floor and understairs storage cupboard. Door to: -

DINING ROOM

3.81m x 2.99m (12'5" x 9'9")

A formal dining room with uPVC double glazed French doors to the front garden. Parquet flooring. Access to: -

KITCHEN

3.83m x 2.38m (12'6" x 7'9")

Appointed with a matching range of base and eye level storage units with ample granite effect work surfacing over and tiled splashbacks. Round one bowl and drainer stainless steel sink unit with mixer tap. Five ring gas hob with with extractor hood over and eye level double oven. Integrated dishwasher, space for full height fridge/freezer and washing machine. Tiled flooring. uPVC double glazed window to front along with window and door to side elevation.

FIRST FLOOR STAIRS AND LANDING

With access to bedrooms, family bathroom and WC. Loft access point.

BEDROOM 1

3.57m x 3.38m (11'8" x 11'1")

A spacious double bedroom with a range of fitted bedroom furniture. uPVC double glazed window to front elevation.

BEDROOM 2

3.26m x 2.82m (10'8" x 9'3")

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

BEDROOM 3

3.64m x 2.09m (11'11" x 6'10")

A single bedroom which could be utilised as a study with uPVC double glazed window to rear elevation.

SHOWER ROOM

Appointed with a two-piece suite, comprising double shower unit with glass doors and chrome shower attachment and wash-hand basin inset to vanity storage unit. Fully tiled walls and tiled flooring. Frosted uPVC double glazed window to rear elevation.

FIRST FLOOR WC

Comprising a low-level WC. Half-tiled walls and tiled flooring. Frosted uPVC double glazed window to side elevation.

GARAGE

To the front the property is approached via a brick paviour driveway providing off-street parking for one to two vehicles and leading to a single car garage with up and over door.

GARDENS

Pedestrian gate leading to low-maintenance front garden offering a private area for dining and entertaining. With side access leading to rear garden benefiting from raised area offering fantastic potential to create a terrace to provide a further area for dining and entertaining with steps currently leading to a good size level lawn offering low maintenance or indeed a blank canvas for the garden enthusiast.

SERVICES

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

