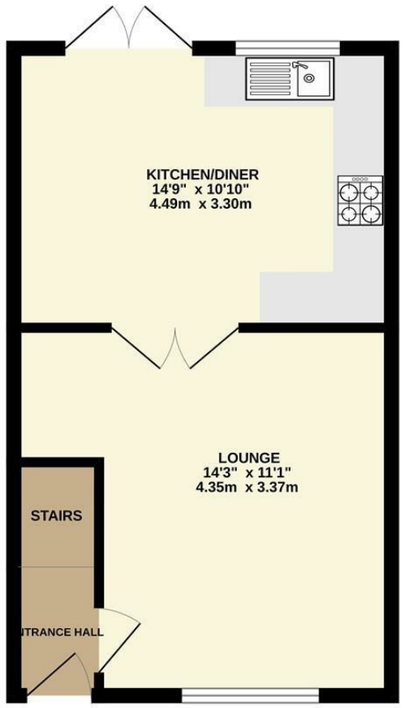
DIRECTIONS

From our Chepstow office, proceed up the High Street, turning right onto the A48 to the roundabout, taking the first exit onto Fair View, continuing along this road, where at the T junction, turn right and then immediately left onto Maple Avenue. Continue along this road, turning left onto Sycamore Avenue, follow the road to the T junction turning right onto Laburnum Way where following the numbering you will find the property on the right.

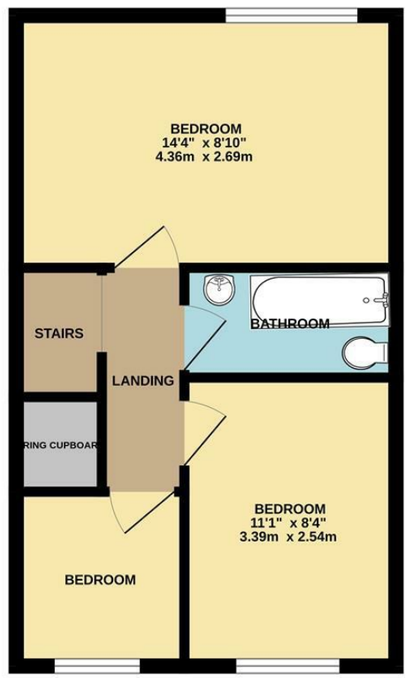
TENURE - FREEHOLD

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

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.

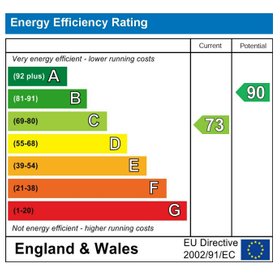


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.





MOON&CO

17 LABURNAM WAY, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5RF

3 1 1 C

£240,000

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

This well-presented three-bedroom, end of terrace property stands in a sizeable, level plot enjoying gardens to both front and rear elevations, situated in an ever popular and quiet residential location in a cul-de-sac position within walking distance of local schools and amenities. The living accommodation briefly comprises to the ground floor; entrance hall, leading to sitting room and updated kitchen/diner. To the first floor, there are two double bedrooms and a single bedroom along with a family bathroom. The private rear garden has plenty of space to enjoy and benefits from gated access to the communal car park. The property would suit a variety of markets and viewing is highly recommended.

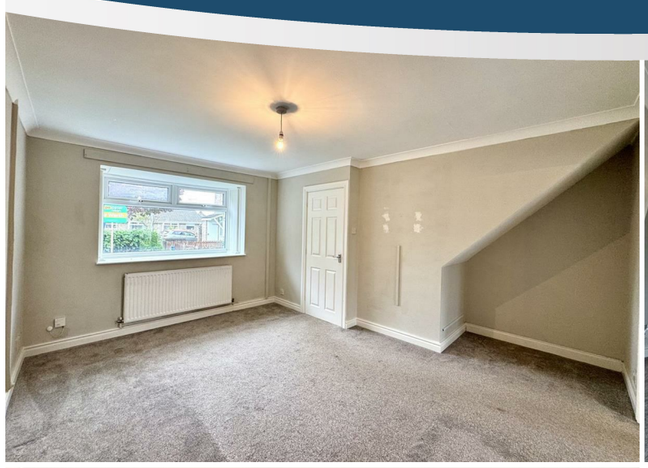
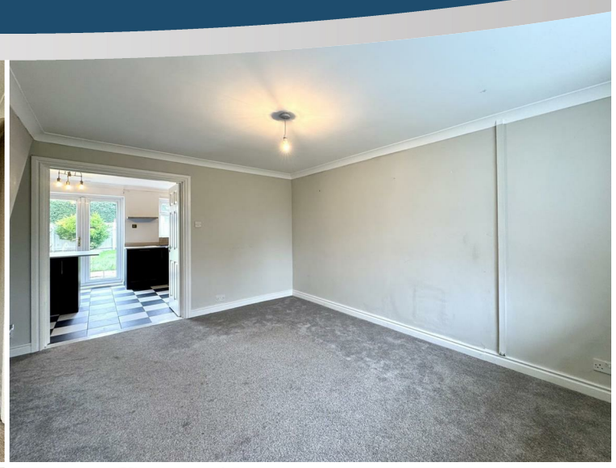
Being situated in Bulwark a range of local amenities are close at hand to include primary schools, shops and restaurants, with further amenities in nearby Chepstow with its attendant range of facilities. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

GROUND FLOOR

RECEPTION HALL
A half-frosted glazed door leading into the reception hall with stairs to the first floor. Door to:-

SITTING ROOM
4.34m x 3.38m (14'3" x 11'1")
A spacious and light sitting room with a window to front elevation. Double doors lead to:-

KITCHEN
4.50m x 3.30m (14'9" x 10'10")
The kitchen was fitted in 2025 and comprises an extensive range of eye and base level units and granite effect work surfacing, inset single bowl sink and drainer with brushed chrome tap. Four ring electric hob with a glass splashback upstand, concealed extractor fan over and oven below with built-in air fryer. Integrated dishwasher. Space and plumbing for washing machine and full height American style fridge/freezer. Breakfast bar with granite effect work surfacing. Ceramic tiled floor. Window and French doors lead out to the rear garden.



FIRST FLOOR STAIRS AND LANDING
With loft access point and airing cupboard.

BEDROOM 1
4.37m x 2.69m (14'4" x 8'10")
A spacious double bedroom with half-panelled wall to one side. Window to rear elevation.

BEDROOM 2
3.38m x 2.54m (11'1" x 8'4")
A double bedroom with window to front elevation.

BEDROOM 3
1.74m x 2.19m (5'8" x 7'2")
A single bedroom with window to front elevation.

FAMILY BATHROOM
Comprising a three-piece suite to include panelled bath with chrome taps, tiled surround and electric shower over, wash hand basin with chrome taps and tiled splashbacks, low-level WC.

GARDENS
A paved pedestrian pathway leads to the front entrance door with an area laid to lawn. The spacious private rear garden is enclosed by a fenced boundary with patio area providing a perfect spot for entertaining along with an area laid to level lawn. Gated pedestrian access to the communal car park.

PARKING
Designated car parking space at a communal car park.

AGENTS NOTE
Please note that some of the photographs are from our library stock.

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

