



DIRECTIONS

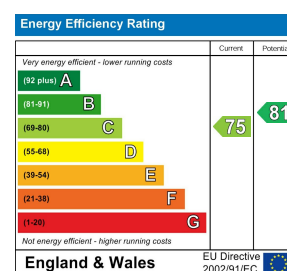
From our Chepstow office proceed up Moor Street, turning right onto the A48. At the roundabout take the first exit onto Fairview. Continue to the 'T' junction turning right then immediately left onto Maple Avenue. Proceed down Maple Avenue where you will see the turning for Laburnam Way. Take this turning and you will find Redwood Close on your right hand side.

SERVICES

All mains services are connected to include 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.



TOTAL FLOOR AREA: 899 sq ft (83.6 sq m) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, fixtures and appliances shown here are not tested and no guarantee is given for their operation or efficiency can be given.
Made with Measure (2005)

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 furniture 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.



3 REDWOOD CLOSE, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5RJ



£289,950

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

Occupying a pleasant position within this quiet cul-de-sac setting on the outskirts of Chepstow town centre this immaculately presented mid-terrace property will no doubt suit a variety of markets. The well-planned living accommodation arranged over two floors briefly comprises to the ground floor; entrance hall, cloakroom/WC, well proportioned lounge, as well as an open plan kitchen-dining room enjoying French doors to the rear garden whilst to the first floor there are two double bedrooms, a third single bedroom/study and a family bathroom. The property further benefits a block paved private driveway, integral single garage offering further conversion depending on requirements as well as a low- maintenance south facing rear garden. The property is presented immaculately and has benefited new windows throughout and a gas combi boiler all installed in 2022.

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

GROUND FLOOR

ENTRANCE HALL

uPVC door leads into the entrance hall. Door to: -

CLOAKROOM/WC

With low-level WC and wash hand basin set into vanity storage unit with mixer tap and tiled splashback. Window to side elevation. Courtesy door to garage.

LOUNGE

4.70m x 4.27m (15'5" x 14'0")

A well-proportioned front reception room spanning the full width of the property with large picture window to front elevation. Feature gas fire with attractive surround and tiled hearth. Staircase leading to first floor.

KITCHEN/DINING ROOM

4.70m x 2.92m (15'5" x 9'7")

Appointed with a matching range of base and eye level storage units with work surfacing over. One bowl and drainer stainless steel sink unit with mixer tap. Four ring gas hob with extractor hood over and oven below. Built-in dishwasher and space for upright fridge/freezer. Kitchen area benefits from window to rear elevation with French Doors leading from the dining area to the rear garden.

FIRST FLOOR STAIRS AND LANDING

Loft access point to a partially boarded loft with pull down ladder. Airing cupboard.

BEDROOM 1

3.58m x 2.84m (11'9" x 9'4")

A very well proportioned double bedroom with a large window to front elevation. Fitted wardrobes.

BEDROOM 2

2.92m x 2.84m (9'7" x 9'4")

A good sized double bedroom with window to the rear elevation with far reaching views.

BEDROOM 3

2.54m x 1.85m (8'4" x 6'1")

A single bedroom which could be utilised as a study. Built-in storage cupboard with inset shelving.

FAMILY BATHROOM

Comprises a three-piece modern suite to include panelled bath with mains fed shower unit over, glass shower screen and tiled surround, pedestal wash hand basin with tiled splashback and low-level WC. Frosted window to rear elevation.

OUTSIDE

INTEGRAL GARAGE

A private block paviour driveway provides off-street parking for one vehicle and leads up to a garage, comprising a fantastic storage space or indeed offering potential for further conversion if desired and subject to necessary

consent. Manual up and over door, power and light. Fitted wall units and wall-mounted Worcester Bosch gas combi boiler (installed in the first quarter of 2022). Space and plumbing for white goods.

GARDENS

The front garden comprises an area laid to lawn and a block paviour pathway leads to the front entrance of the property. The rear garden comprises a low maintenance level space comprising an extensive paved terrace perfect for dining, entertaining and enjoying the southerly aspect with a further area laid to lawn and bordered by a range of attractive sleepers with mature plants and shrubs. The rear garden is fully enclosed by brick wall and timber fencing with a lockable pedestrian gate leading out to the lane at the rear boundary.

SERVICES

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

