



DIRECTIONS

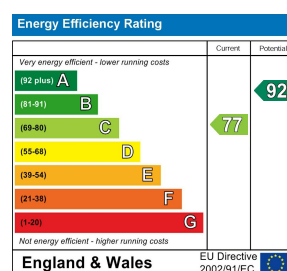
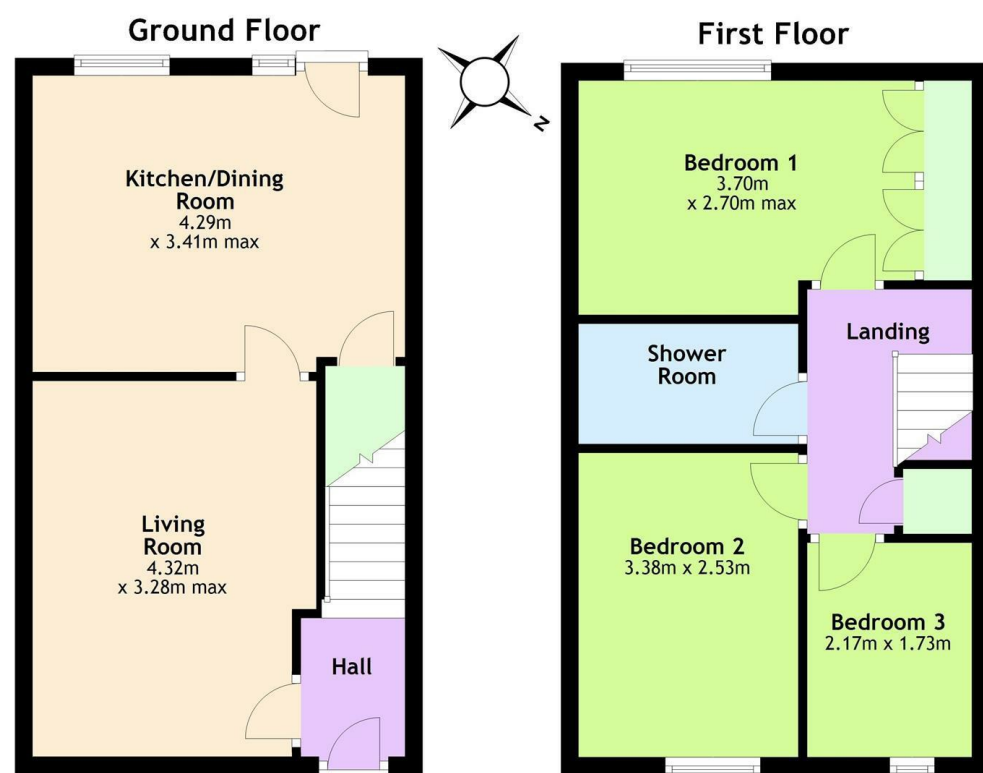
From our Chepstow office proceed up Moor Street turning right onto the A48. Proceed to the High Beech Roundabout, taking the first exit into Fair View. Continue to the end of the road turning right and then immediately left onto Maple Avenue. Continue along this road where following the numbering you will find the property.

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.



**131 MAPLE AVENUE, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5RT**



£250,000

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. 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.

Situated in this quiet and popular residential location on a quiet no through road, this recently renovated property provides fantastic, well-planned living accommodation to suit a variety of markets. The layout briefly comprises to the ground floor entrance hall, lounge, open plan kitchen/diner, whilst to the first floor are three bedrooms and a shower room. The property further benefits low maintenance gardens to both the front and rear, as well as two allocated parking spaces. Having been recently renovated and modernised throughout the property is finished to a particularly high standard and affords contemporary fixtures and fittings.

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

GROUND FLOOR

ENTRANCE HALL

Door to front elevation. Built-in storage cupboard. Stairs to first floor.

LOUNGE

4.22m x 3.35m (13'10" x 10'11")

Well-proportioned reception room with window to front elevation. Fitted inset shelving and media wall.

KITCHEN/DINING ROOM

4.29m x 3.40m (14'0" x 11'1")

Fantastic open plan room providing an ideal space for dining and entertaining. Kitchen area to include a range of newly installed base and eye level storage units with ample laminate worktops over. Inset five ring Bosch gas hob with extractor hood over and eye level electric Bosch oven/grill. Inset one and a half bowl sink and drainer unit with mixer tap. Space for dishwasher, washing machine and tumble dryer, as well as space for freestanding full height fridge/freezer. Wall mounted Worcester-Bosch combination boiler. Space for dining table and chairs. Built-in understairs storage cupboard. Window and patio door to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Spacious landing area with loft access point and overstairs built-in airing cupboard with fitted inset shelving.

BEDROOM 1

4.32m x 2.69m (14'2" x 8'9")

A well-proportioned double bedroom with window to rear elevation with views over open fields and towards the Severn Estuary. Fitted wardrobes.

BEDROOM 2

3.38m x 2.54m (11'1" x 8'3")

A good size double bedroom with window to front elevation.

BEDROOM 3

2.18m x 1.73m (7'1" x 5'8")

A single bedroom with fitted desk, which could be an ideal home office. Window to front elevation.

SHOWER ROOM

Comprising a contemporary and stylish three piece suite to include wash hand basin with mixer tap inset to vanity unit, low level WC and double width walk-in shower cubicle with mains fed show unit to include waterfall shower head and separate hand-held attachment, with aqua board surround.

OUTSIDE

To the front a gated pedestrian access leads to steps and pathway down to the front entrance with storm porch. Low

maintenance garden area is laid to slate and artificial lawn for ease of maintenance and fully enclosed by picket fencing and hedgerow. The rear garden comprises a level and low maintenance space to include paved patio terrace area ideal for dining and entertaining whilst enjoying a south-westerly aspect, as well as level lawn area. Paved pedestrian pathway leads to gated access at the rear boundary, which leads to two allocated parking spaces. The rear garden is fully enclosed by timber fencing and block wall.

PARKING

Two allocated parking spaces, one at the rear side of the property and the second one at the car park, a short walking distance away.

SERVICES

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

