



## DIRECTIONS

From our Chepstow office proceed through the town arch, continuing up Moor Street and then bear right onto Hardwick Hill. Turn left to Bulwark, proceed to the first mini roundabout, carry straight over and at the second mini roundabout take the turning into Burnt Barn Road and then left into Western Avenue. Continue along this road taking the second left into Aust Crescent where, following the numbering, you will find the property on your left.

## SERVICES

All mains services are connected to include mains gas central heating. Solar panels.  
Council tax band C.

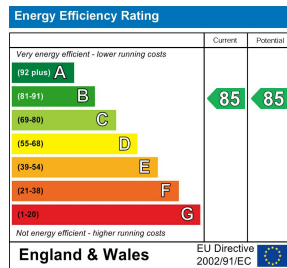
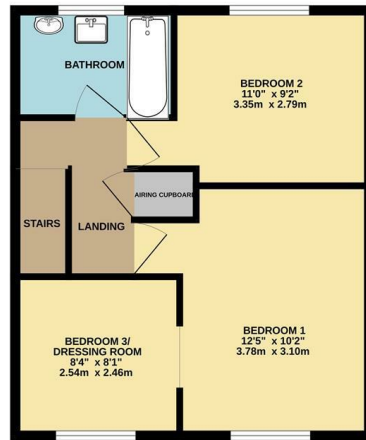
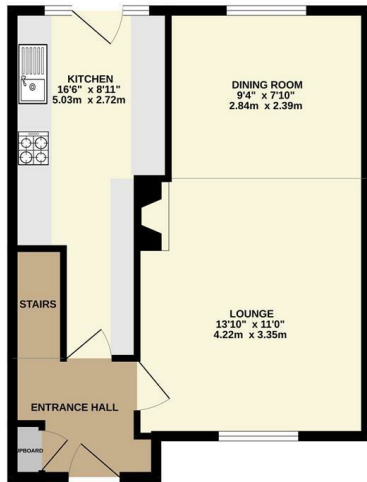
## TENURE - FREEHOLD

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



**27 AUST CRESCENT, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5NJ**

**3** **1** **2** **B**

**£255,000**

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



This immaculately presented mid-terrace home occupies a quiet position within a popular residential location on the outskirts of Chepstow town centre and within walking distance to local schooling and an extensive range of amenities, yet being within a stone's throw to the motorway network. The well planned living accommodation comprises of the ground floor: a generous entrance hall, leading to a well proportioned lounge, dining room and a good sized, fully fitted kitchen. To the first floor, there is a modern family bathroom and two double bedrooms. The principle bedroom benefits from a walk- in dressing room/study area that could easily be reverted back to a third bedroom.

The property further benefits from a private driveway, allowing parking for two vehicles. There are also low maintenance gardens to both the front and rear. The property also includes uPVC double glazing throughout, a gas combi boiler and solar panels.

GROUND FLOOR

ENTRANCE HALL

uPVC front entrance door leads into a welcoming and spacious entrance hall with wood effect laminate floor. Useful built-in storage cupboard. Staircase leading to the first floor.

LOUNGE

4.22m x 3.35m (13'10" x 11'0")

A well proportioned reception room with a large window to front elevation. Feature freestanding wood burner on a slate hearth. Wood effect laminate flooring. Double bi-fold doors lead through to:-

DINING ROOM

2.84m x 2.39m (9'4" x 7'10")

A second reception space with wood effect laminate flooring. French doors to the rear garden. Feature open archway to the kitchen.

KITCHEN

5.03m x 2.72m (16'6" x 8'11")

A really great size space affording an extensive range of contemporary fitted wall and base units with ample marble effect laminate worktop and tiled splashback. Integrated four ring gas hob with electric oven/grill beneath. Stainless steel single bowl sink with drainer and chrome mixer taps. Space for an under counter free standing fridge, washing machine and dishwasher as well as space for full height fridge/freezer. Feature tiled floor. Windows and pedestrian door to the rear garden.

FIRST FLOOR STAIRS AND LANDING

Loft access point. Airing cupboard with inset shelving housing the Worcester Bosch gas combi boiler.

BEDROOM 1

3.78m x 3.10m (12'5" x 10'2")

A really lovely double bedroom suite with an open archway into a large dressing room/study (originally the third bedroom). Large window to the front elevation with view towards the Severn Estuary.

DRESSING ROOM/BEDROOM 3

2.54m x 2.46m (8'4" x 8'1")

Window to front elevation.

BEDROOM 2

3.35m x 2.79m (11'0" x 9'2")

A second really good sized double bedroom with window to the rear elevation.

FAMILY BATHROOM

Comprising a three-piece suite to include panelled bath with mains fed waterfall shower over and separate handheld attachment, pedestal wash hand basin with taps and low-level WC. Heated towel rail. Fully tiled walls and tiled floor. Frosted window to the rear elevation.

OUTSIDE

To the front of the property is a private tarmac driveway providing off-street parking for up to two vehicles. Steps to a pedestrian pathway which leads directly to the front entrance door. Low-maintenance garden area mainly laid to lawn bordered by brick wall and picket fencing. The rear garden comprises a spacious paved terrace area perfect for dining and entertaining with steps leading up to a further low maintenance area laid to paving slabs and slate stones, bordered by a range of mature plants and shrubs. The property also benefits gated rear pedestrian access and is fully enclosed by fencing to all sides.

SERVICES

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

