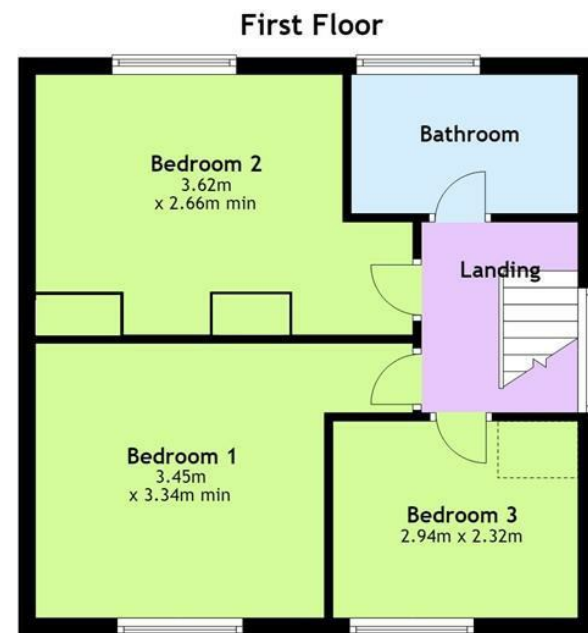


## DIRECTIONS

From Chepstow town centre proceed up the High Street through the town arch continuing up Moor Street turning right onto the A48. Take the left turn signposted Bulwark, proceed into Bulwark taking the second left turn into Strongbow Road 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.



**23 STRONGBOW ROAD, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5JU**



**£299,000**

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		
(69-80)	C	69	74
(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	

Comprising a well-appointed, updated, semi-detached home, situated within this popular residential location. Offering to the ground floor reception hall, sitting room and modern open-plan kitchen/dining room with access to side lobby, which provides a handy storage room and utility room with WC. To the first floor are three bedrooms and family bathroom. Outside the property benefits from off road parking area providing parking for two vehicles, with private enclosed front and rear gardens.

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

## GROUND FLOOR

### RECEPTION HALL

A uPVC half glazed door leads into the reception hall with stairs off to the first floor and a useful understairs storage cupboard. Wood effect flooring.

### SITTING ROOM

**4.44m x 3.35m (14'6" x 10'11")**

A spacious and light sitting room with window to the front elevation.

### KITCHEN/DINING ROOM

**6.50m x 3.06m (21'3" x 10'0")**

An open plan modern style kitchen/diner with uPVC windows to the rear elevation and a uPVC glazed door and window leading to the side of the property. Fitted with a range of eye

and base level units with wood effect worktop and inset one and a half bowl stainless steel sink and drainer with chrome mixer tap and wood effect upstand. A good range of under counter storage with space for fridge/freezer. Built-in electric hob and four ring gas oven. The combi boiler is also in this room and there is also a handy storage cupboard. Door to:-

### SIDE HALLWAY

With half glazed doors to front and rear elevations. Access to office/storeroom and WC/utility.

### OFFICE/STORE ROOM

**3.09m x 2.04m (10'1" x 6'8")**

Window to front elevation.

### WC/UTILITY ROOM

With a stainless steel sink and drainer with chrome mixer tap.

Space and plumbing for washing machine and tumble dryer. Low level WC. Window to the rear elevation.

### FIRST FLOOR STAIRS AND LANDING

With window to the side elevation. Loft access.

### BEDROOM 1

**3.45m x 3.34m min (11'3" x 10'11" min)**

A spacious double bedroom with window to front elevation.

### BEDROOM 2

**3.62m x 2.66m min (11'10" x 8'8" min)**

A double bedroom with uPVC window to the rear elevation.

### BEDROOM 3

**2.94m x 2.32m (9'7" x 7'7")**

A single bedroom with window to the front elevation.

### FAMILY BATHROOM

Comprises a three piece suite to include a wash hand basin with chrome mixer tap inset to vanity storage and tiled splashback, low level WC and bath with chrome shower attachment. Frosted uPVC window to rear elevation.

### OUTSIDE

### GARDENS

At the front of the property the driveway provides off road

parking for two vehicles with a level lawn and a mature hedge boundary. To the rear a lovely corner garden which is very private and mainly laid to lawn with a paved patio area. Side access leading to the private driveway.

### SERVICES

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

