DIRECTIONS

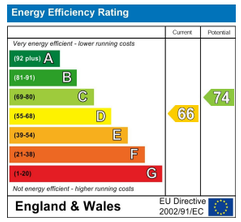
From our Chepstow office proceed up the High Street turning right onto the A48. Proceed to the main St Lawrence Roundabout taking the first exit onto Fairview. Proceed to the end of this road and turn right and then immediately left onto Maple Avenue. Proceed along Maple Avenue taking the left-hand turn for Rowan Drive where you will find the property shortly after on your right-hand side.

SERVICES

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

TENURE - FREEHOLD

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



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.

18 ROWAN DRIVE, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5RQ

2 1 1 D

£230,000

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

Coming to the market with the benefit of no onward chain, this end-terraced property is situated in a sought-after location and briefly comprises to the ground floor; reception hall, kitchen, shower room, living room and conservatory along with two spacious double bedrooms to the first floor. The property benefits from a generous garden to the front and rear, from where there is gated access to the designated off-road parking.

Situated close to the local amenities to be found at Bulwark, with the market town of Chepstow with its attendant range of facilities a short distance away. There are good bus, road and rail links with the A48, M4 and M48 motorway networks, bringing Bristol, Cardiff and Newport all within commuting distance.

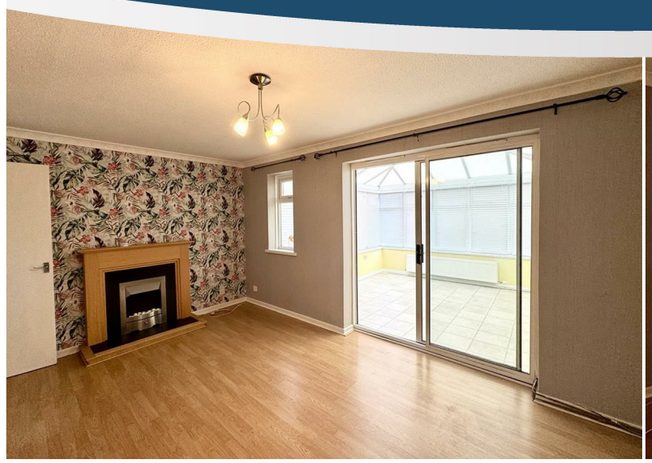
GROUND FLOOR

RECEPTION HALL
A frosted half-glazed uPVC door and full length frosted panel lead into the reception hall, with stairs to first floor.

SITTING ROOM
4.40m x 3.09m (14'5" x 10'1")
A lovely sitting room with feature wooden fireplace with electric fire. and wooden effect flooring. Window and uPVC sliding patio doors lead to:-

CONSERVATORY
3.43m x 3.17m (11'3" x 10'4")
With power and heating. Ceramic tiled floor. French doors and windows to the rear garden.

SHOWER ROOM
Comprising of a three-piece suite to include a concealed cistern low-level WC, wash hand basin with chrome mixer taps set to vanity storage unit with wooden effect worktop and a corner shower unit with glass sliding door and chrome shower attachment. Fully tiled walls. Chrome heated towel rail. Frosted uPVC window to front elevation.

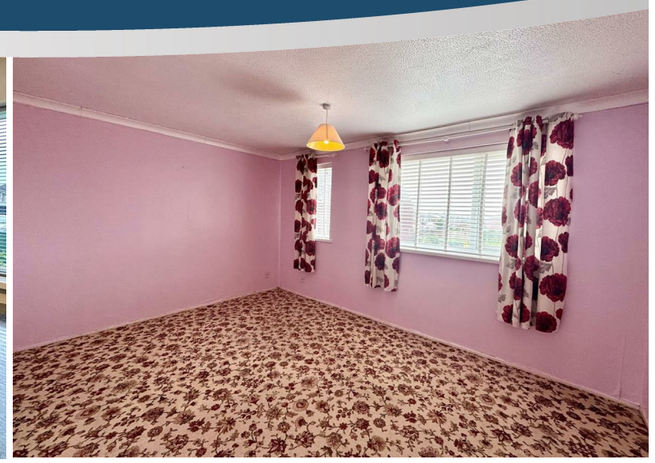


KITCHEN
3.64m x 2.50m maximum (11'11" x 8'2" maximum)
Fitted with a good range of eye and base level cupboards with marble effect worktops and tiled splashbacks. Inset stainless steel single bowl sink and drainer with chrome mixer tap. Four ring gas hob with concealed extractor hood over and oven below. Integrated fridge/freezer. Space and plumbing for slimline dishwasher and washing machine. Worcester combi boiler. uPVC window to front elevation.

FIRST FLOOR STAIRS AND LANDING
With loft access hatch.

BEDROOM 1
4.42m x 3.18m (14'6" x 10'5")
A spacious double bedroom with two windows to rear elevation. Ample room for storage.

BEDROOM 2
4.42m x 2.73m (14'6" x 8'11")
A spacious double bedroom with two uPVC windows to the front elevation. Built-in storage cupboard.

OUTSIDE
Being an end of terrace property it has the benefit of a generous plot with low-maintenance composite and wooden fencing, and hedge boundaries. The rear garden is mainly laid to lawn with a small patio area and garden shed (to remain). Gated access to the car park at the rear. The front garden is level and laid to lawn.

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