



### DIRECTIONS

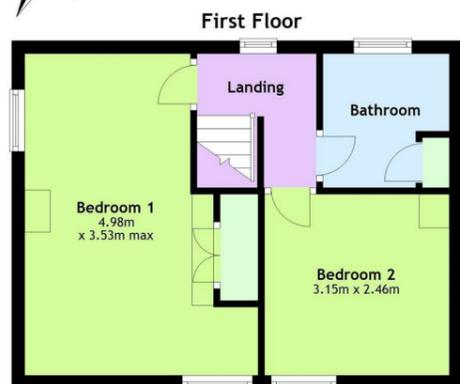
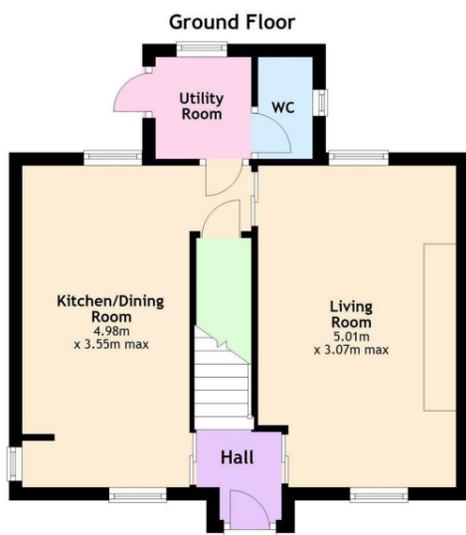
From our Chepstow office proceed up Hardwick Hill, turning left into Bulwark, continue where after passing the shops, take the first exit at the mini roundabout into Alpha Road, where you will find the property on your left-hand side.

### SERVICES

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

### TENURE - FREEHOLD

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# 1 ALPHA ROAD, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5QX



## £259,995

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.

A spacious end terraced property which comprises, reception hall with access to living room, kitchen/diner, utility and WC to the ground floor, with two double bedrooms and bathroom to the first floor. Outside the property offers off road parking to the rear and a generous enclosed rear garden with studio.

Being situated in Chepstow a range of local amenities are close at hand and within walking distance to include, train and bus stations, primary and secondary schools, shops, pubs and restaurants, as well as doctor and dental surgeries. 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

uPVC half-glazed entrance door. Tile effect flooring. Stairs to the first floor.

### SITTING/DINING ROOM

**5.01m x 3.07m (16'5" x 10'0")**

uPVC windows to front and rear elevations. Wood effect flooring. Wall mounted gas fire with back boiler.

### KITCHEN

**4.98m x 3.55m (16'4" x 11'7")**

Fitted with a range of eye and base level cupboards with worktop and splashbacks. Stainless steel one and a half bowl and drainer sink unit with chrome mixer tap. Space for cooker and fridge/freezer. Under stairs storage cupboard. uPVC triple aspect windows to the front and rear elevations and frosted window to the side elevation. Wooden effect flooring. Half glazed door to the:-

### UTILITY

Storage cupboards with worktop over. Subway style splashbacks. Space and plumbing for washing machine. Window to the rear elevation and door to the side elevation. Access to:-

### CLOAKROOM/WC

High level WC. Frosted window to side.

### FIRST FLOOR STAIRS AND LANDING

Window to the rear elevation. Loft access.

### BEDROOM 1

**4.98m x 3.53m maximum (16'4" x 11'6" maximum)**

A really spacious double bedroom. With windows to the front with views towards the Severn Bridge and side elevation. Built-in wardrobes.

### BEDROOM 2

**3.15m x 2.46m (10'4" x 8'0")**

A double bedroom with window to the front elevation.

### BATHROOM

Comprising of a three-piece suite to include pedestal wash hand basin with brass effect mixer taps, low-level WC, panelled bath with brass effect mixer tap and handheld shower attachment. Subway style tiles around the bath. Storage cupboard. Wood effect flooring. Window to rear elevation.

### OUTSIDE

### GARDENS

The front garden has a gated access leading up to the front door and lawned area, with hedge boundary and mature trees, making the front very private. The pretty rear garden has several seating areas, patio area and low maintenance stone chipped area, mature trees and shrubs and benefits from power and water supply. There is a gated access to the parking at the rear, which provides two parking spaces.

### GARDEN STUDIO

Ideal for home office or playroom.

### SERVICES

All mains services are connected to include gas central heating.

