



## DIRECTIONS

From our Chepstow office proceed up the High St turning right onto the A48. Take the first left hand turn into Bulwark and then first left again on to St George Rd, where following the numbering you will find the property on your left hand side.

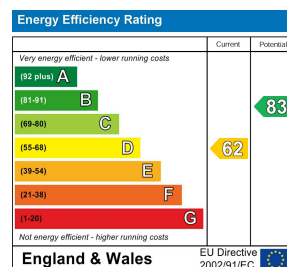
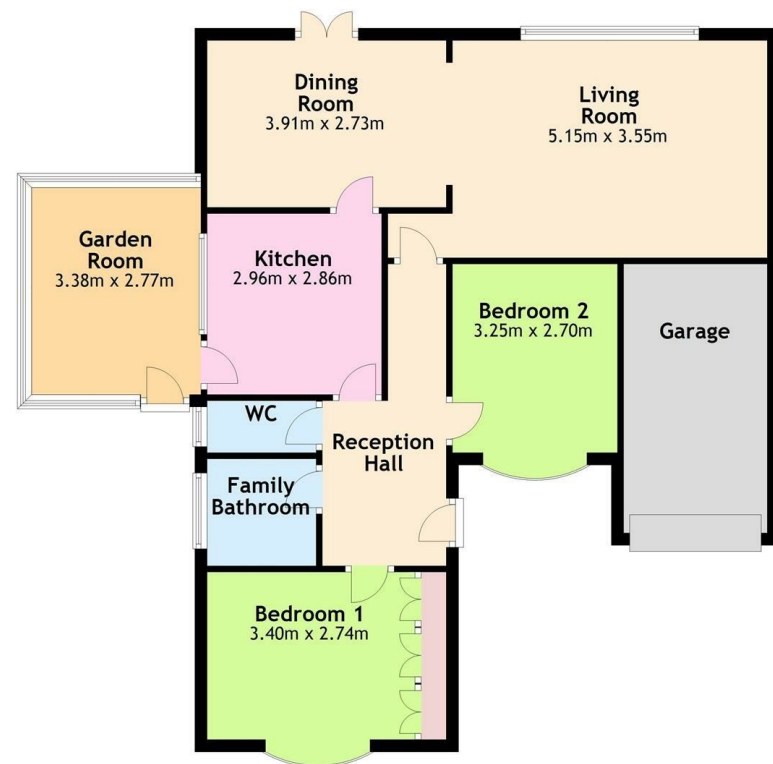
## SERVICES

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

Council tax band E.

## TENURE - FREEHOLD

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



**2 ST GEORGE ROAD, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5LA**

**2** **1** **2** **D**

**£250,000**

**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.



Offered to the market with the benefit of no onward chain. This deceptively spacious and versatile single storey semi-detached bungalow occupies a generous plot and the well planned layout briefly comprises reception hall, two double bedrooms, family bathroom with separate WC, kitchen, conservatory, dining area and a sizable lounge. The property further benefits a private driveway providing parking for up to two vehicles, as well as a single garage and low maintenance wrap around gardens backing onto parkland.

We strongly recommend arranging an internal viewing to appreciate the different options this property has to offer.

GROUND FLOOR

RECEPTION HALL

uPVC door to front elevation. Loft access.

LOUNGE

5.15m x 3.55m (16'10" x 11'7")

A generously sized room with a large picture window overlooking the rear garden and the park beyond. Open to:-

DINING ROOM

3.91m x 2.73m (12'9" x 8'11")

A well proportioned formal dining space with French doors leading out to the rear garden. Door to:-

KITCHEN

2.96m x 2.86m (9'8" x 9'4")

A range of fitted wall and base wooden units with ample wood effect laminate worktops. Tiled splashbacks. Inset stainless steel sink with drainer. Space for freestanding cooker and fridge/freezer, space and plumbing for washing machine. Built-in pantry. Window and door to:-

CONSERVATORY

3.38m x 2.77m (11'1" x 9'1")

A well proportioned versatile room with double glazing to all sides. Doors to gardens.

BEDROOM 1

3.40m x 2.70m (11'1" x 8'10")

A generous double bedroom with a feature bay window to the front elevation. Fitted wardrobes.

BEDROOM 2

3.25m x 2.70m (10'7" x 8'10")

A double bedroom with a feature bay window to front elevation. Built-in storage cupboard.

FAMILY BATHROOM

Comprising a two piece suite to include panelled bath with electric shower over, glass shower screen and PVC surround. Wash hand basin inset to vanity unit. Tiled walls and floor. Frosted window to the side elevation.

CLOAKROOM/WC

Comprising WC. Fully tiled walls and floor. Frosted window to side elevation.

OUTSIDE

GARAGE

To the front a block paved driveway providing off street parking for up to two vehicles leads to a single garage with manual up and over door.

GARDENS

The front garden area is both private and low maintenance, comprising of lawn and block paved patio with low level brick wall and hedgerow providing security and privacy. To the side of the property a low maintenance garden area laid to lawn with a mature rockery having a range of plants, shrubs and trees. Fenced boundary to the side. A tarmac pedestrian pathway leads down the side and directly into the rear garden which is low maintenance having a level paved patio area and a small area laid to artificial lawn. Feature rockery with an attractive range of mature plants and shrubs. Fenced to boundary. Views over the parkland to the rear.

SERVICES

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

