



### DIRECTIONS

From our Chepstow office, proceed up the High Street, turning right onto the A48 to the High Beech roundabout taking the first exit onto Fair View, continuing along this road, where at the T junction, turn right and then immediately left onto Maple Avenue. Continue along this road, turning left onto Sycamore Avenue which leads onto Laburnam Way, proceed onto Laburnam Way, when following the numbering and you will find the property on the right hand side.

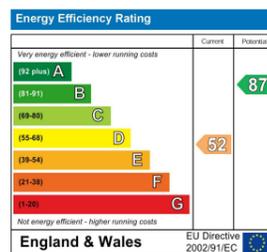
### SERVICES

All mains services are connected to include gas central heating.

2021/2022 Council Tax Band D

### TENURE - FREEHOLD

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



# 8 LABURNAM WAY, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5RF



## £220,000

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**PLEASE NOTE**  
None of the fixtures, fittings or equipment has been tested by S. Room sizes should not be relied upon for carpets and finishes.

**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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

The property comprises of a well presented mid-link McGill style home, accessed via stone steps through the front garden. To the ground floor, entrance hall with WC and door into open plan living/dining room/kitchen. To the first floor, three bedrooms and family bathroom with uPVC double glazing throughout. Private rear garden and a separate garage with off street parking.

Situated within the popular residential area, close to local amenities provided in Bulwark. Chepstow is also close at hand with a wide range of facilities. You will find good junior and comprehensive schools nearby as well as bus and rail links. The A48, M48, M4 and M5 motorway bringing Newport, Cardiff, Bristol and Gloucester within commuting distance.

## GROUND FLOOR

### RECEPTION HALL

Entrance into open plan Living/Dining Room & Kitchen.

### DOWNSTAIRS WC

Two piece white suite comprising low level WC and wash hand basin

### OPEN PLAN LIVING/DINING ROOM & KITCHEN

25'11" x 16'0"

Patio door to front and rear elevation

Wood effect laminate flooring throughout. Oak mantle shelf with modern electric fire.

### KITCHEN

Fitted with a modern range of cream base and eye level storage cupboards with black marble effect work tops.

Built-in electric oven and 4 ring gas hob with stainless steel extractor hood over. Freestanding fridge/freezer, washing machine and dish washer. Ceramic tiled splash backs. Door to rear garden. Spot lighting.

## FIRST FLOOR STAIRS & LANDING

Cupboard housing wall mounted, gas fired boiler providing domestic hot water and central heating.

### BATHROOM

Comprises of a white suite to include low level WC, pedestal wash hand basin with chrome taps, panelled bath with glass shower door and electric shower over. Fitted with tiled walls and vinyl flooring, frosted window to rear elevation.

### BEDROOM 1

11'9" m x 9'2"

Window to front elevation. Built-in cupboards.

### BEDROOM 2

8'10" m x 9'10"

Window to rear elevation and built in cupboard.

### BEDROOM 3

6'2" x 8'10"

Window to front elevation.

## OUTSIDE

### GARDENS

The front garden has mature shrubs and a stepped pathway to the property, the rear garden is laid to lawn with a decked and patio area.

### GARAGE

Located in a nearby block is a single car garage with off road parking in front.

