



## DIRECTIONS

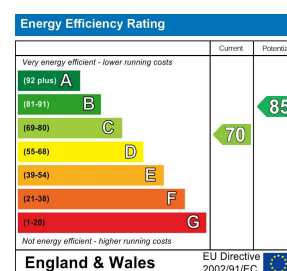
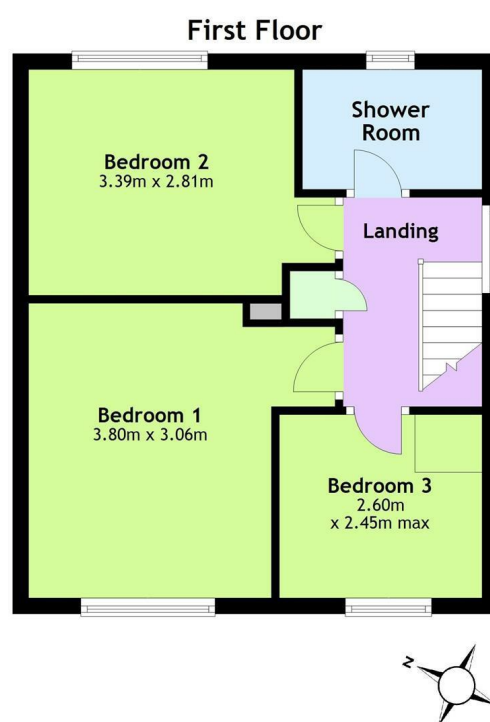
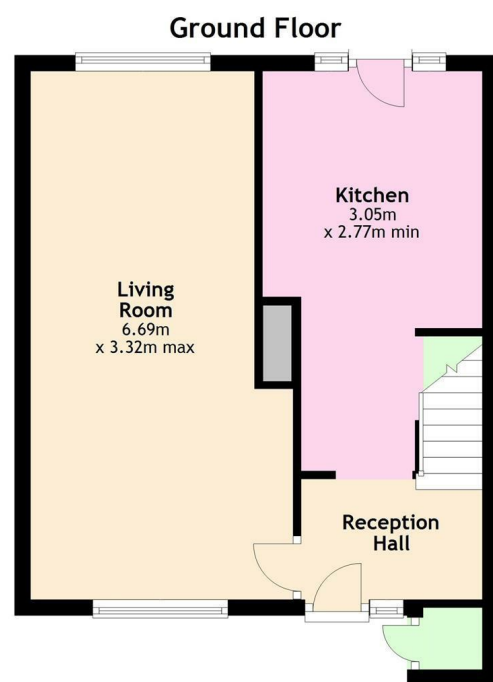
From our Chepstow office proceed up Moor Street to the main road junction, turn right and then take the first turning left to Bulwark. Continue along this road without deviation past the shops, carrying straight ahead at both the first and second roundabout into Thornwell Road, carry along Thornwell Road where you will find the property on your right 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.



**58 THORNWELL ROAD, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5NS**



**£245,995**

**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.



Moon&Co. are delighted to offer to the market this end-link house, located in the popular and established Thornwall Road area of Bulwark with local schools, shops and other amenities close at hand. The property briefly comprises to the ground floor: entrance hall, living room and kitchen along with three bedrooms and shower room the first floor. Being an end-link property you have the benefit of side access to the attractive well-stocked garden to the rear, as well as parking to the front.

There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Newport and Cardiff all within easy commuting distance.

**GROUND FLOOR**

**ENTRANCE HALL**

Door to front elevation. Stairs off.

**LIVING ROOM**

**6.69m x 3.32m maximum (21'11" x 10'10" maximum)**

A spacious reception room with windows to front elevation and rear garden. Feature fireplace.

**KITCHEN**

**3.05m x 2.77m minimum (10'0" x 9'1" minimum)**

Appointed with a good range of base and eye level storage units with ample work surfacing over and tiled splashbacks. Inset one and a half bowl and drainer sink unit. Four ring gas hob with concealed extractor over and oven below. Space for washing machine. Windows and frosted door to rear garden.

**FIRST FLOOR STAIRS AND LANDING**

With window to side elevation.

**BEDROOM 1**

**3.80m x 3.06m (12'5" x 10'0")**

A double bedroom with window to front elevation.

**BEDROOM 2**

**3.39m x 2.81m (11'1" x 9'2" )**

A double bedroom with window to rear elevation.

**BEDROOM 3**

**2.60 x 2.45m (8'6" x 8'0")**

With window to front elevation.

**SHOWER ROOM**

Appointed with a three-piece suite to include low level WC, pedestal wash hand basin and walk-in shower. Frosted window to rear. Tiled walls.

**GARDENS**

To the front with flower borders and off-road parking for one vehicle. Side pedestrian access leads to rear garden benefitting from paved seating area and well-stocked flower borders.

**SERVICES**

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

