



## DIRECTIONS

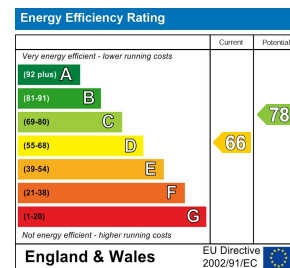
From our Chepstow office proceed up the High Street turning right onto the A48. Take the first left hand turn into Bulwark and then first left again on to St George Road, where following the numbering you will find the property on your left hand side situated towards the end of the road.

## 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.



TOTAL FLOOR AREA: 1760 sq. ft. (163.5 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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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.



**46 ST. GEORGE ROAD, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5LA**



**£335,000**

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

Offered to the market with the benefit of no onward chain, this three storey detached property occupies a pleasant position on a quiet no through road. The property is within easy walking distance to local schooling and Chepstow town centre as well as being within easy reach of the many transport links to include the M4 motorway.

The deceptively spacious and versatile living accommodation is arranged over three floors and briefly comprises to the top floor, reception hall, kitchen/breakfast room, lounge and second reception room/formal dining room; to the lower floor there are three bedrooms to include the principal bedroom with en-suite shower room as well as a utility room and a family bathroom; to the lowest floor a fourth sizeable double bedroom with patio doors to the rear garden and offering multi generational living needs if required. The property has gardens to the front, side and rear, as well as a single garage.

The property would benefit from some modernisation but offers a fantastic footprint to create sizeable and contemporary open plan living accommodation and will no doubt suit a variety of requirements. Internal viewing is highly recommended.

## TOP FLOOR

### RECEPTION HALL

uPVC door and window to the front elevation. Feature parquet flooring with stairs leading down to the first floor and then further down to the lower ground floor.

### LOUNGE/DINING ROOM

**5.72m x 3.63m (18'9" x 11'11")**

A well proportioned reception room with a large picture window to the rear elevation enjoying views over the gardens. Feature fireplace with marble surround and gas fire.

### KITCHEN/BREAKFAST ROOM

**4.75m x 3.99m (15'7" x 13'1")**

Comprising of an extensive range of fitted wooden base and eye level units and ample laminate worktops with tiled splashback and inset two and a half bowl sink. Electric cooker with extractor over (the cooker is currently not fully operational). Window to the side elevation. Built in cupboard housing the Glow Worm gas combi boiler. Space for fridge/freezer. Tile effect flooring.

### SITTING ROOM

**4.72m x 3.99m (15'6" x 13'1")**

A second sizeable reception space with full height window to the rear enjoying fantastic views over Chepstow town and surrounding countryside and window to the side elevation. Feature fireplace with gas fire.

### STAIRS TO LOWER FLOOR AND LANDING

A spacious landing area with a large under stairs storage cupboard.

### FAMILY BATHROOM

Comprising of a three piece suite to include a panelled bath with shower attachment over, low level WC and pedestal wash hand basin. Tiled floor and part tiled walls. Frosted window to the side elevation.

### UTILITY ROOM

**2.21m x 1.45m (7'3" x 4'9")**

Window to side elevation, tiled floor, space and plumbing for white goods.

### BEDROOM THREE

**2.87m x 2.69m (9'5" x 8'10")**

A good sized single bedroom with a window to the side elevation.

### BEDROOM TWO

**3.63m x 2.95m (11'11" x 9'8")**

A good sized double bedroom with a window to the rear elevation overlooking the garden.

### PRINCIPAL BEDROOM

**4.72m x 3.99m (15'6" x 13'1")**

A sizeable double bedroom with window to the rear elevation. Fitted wardrobes and over bed storage cupboards, door to:-

### EN-SUITE

Comprising of a three piece suite to include a low level WC, step-in corner shower cubicle and pedestal wash hand basin. Fully tiled floor and walls. Window to the side elevation.

### STAIRS TO LOWEST FLOOR

Glazed pedestrian door and side panel to the side elevation.

### BEDROOM FOUR

**4.72m x 3.99m (15'6" x 13'1")**

A double bedroom that could be used as a further reception room. French doors lead out to the rear garden.

### OUTSIDE

To the front of the property a private front garden, bordered by a range of attractive plants and shrubs with a small feature pond. A paved driveway leads to the garage and pedestrian steps to the front entrance door. Pedestrian side access leads down one side of the property to the rear garden which comprises a paved patio area and is fully enclosed by fencing and brick wall offering a really private position. There is also a side garden area with steps leading back up to the front of the property.

### GARAGE

A single garage with manual up and over door, light and power connected.

### SERVICES

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

