



## DIRECTIONS

From Chepstow high street, proceed up Moor Street to the junction turning right on to the A48. Continue along this road taking the first left turn to Bulwark, continuing along this road without deviation where at the roundabout take the first exit onto Bulwark Avenue and then second turning left into Alexandra Road 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.

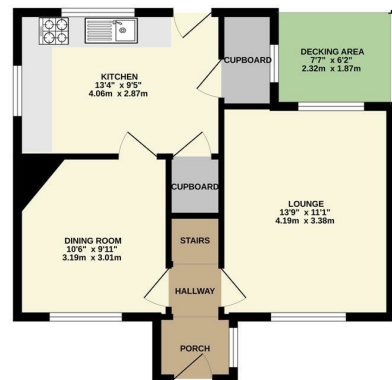
Council Tax Band D.

## TENURE - FREEHOLD

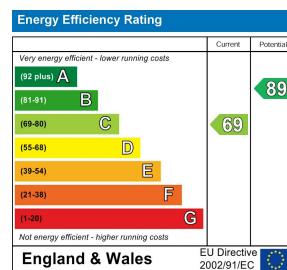
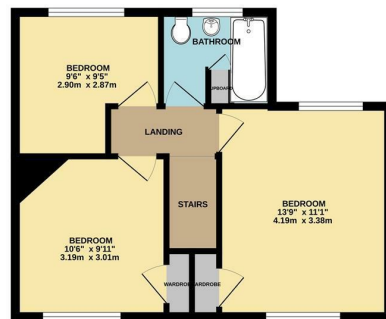
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 sq.m.) approx.  
While 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 misstatement. 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 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.



**3 ALEXANDRA ROAD, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5QU**

**3** **1** **2** **C**

**£285,000**

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



Moon and Co. are delighted to offer to the market 3 Alexandra Road, situated within this popular residential area of Bulwark and close to a wide range of facilities. The property briefly comprises to the ground floor, living room, dining room and updated kitchen and to the first floor are three bedrooms and family bathroom. The property benefits from a spacious, private and level rear garden mainly laid to lawn and to the front with level lawn and hedged boundary.

Being situated in Bulwark a range of local amenities are close at hand to include primary school, shops and pub, with a further range of facilities in nearby Chepstow town centre. 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 front door and uPVC window to side elevation. Ceramic tiled flooring.

### SITTING ROOM

**4.20m x 3.37m (13'9" x 11'0")**

Bright and airy reception room with uPVC windows to front and rear elevations.

### DINING ROOM

**3.16m x 2.9m (10'4" x 9'6")**

Corner cast iron fireplace. uPVC window to front elevation.

## KITCHEN

**3.93m x 3m (12'10" x 9'10")**

Recently updated and appointed with a matching range of base and eye level storage units with wood effect work tops over and single drainer sink unit with chrome mixer tap. Inset four ring induction hob with glass splashback and stainless steel and glass extractor fan over and eye level double oven. Space for washing machine and slim line dishwasher. Built-in fridge/freezer. Useful understairs storage cupboard and a spacious storage room, housing the Worcester boiler. Sunflower stained glass window to side elevation, window and stable door to rear garden.

## FIRST FLOOR STAIRS AND LANDING

Loft access point.

### BEDROOM 1

**4.27m x 3.39m (14'0" x 11'1")**

A double bedroom with uPVC windows to front and rear elevations. Built-in storage cupboard.

### BEDROOM 2

**2.95m x 3.20m (9'8" x 10'5")**

Original corner fireplace, window to front elevation and built-in storage cupboard.

## BEDROOM 3

**2.93m x 3.03m (9'7" x 9'11")**

With window to rear elevation and a range of built-in furniture.

## FAMILY BATHROOM

Appointed with a three piece suite to include low level WC, pedestal wash hand basin with chrome taps and panelled bath with chrome taps. Window to rear elevation. Fully tiled walls and ceramic tiled flooring. Built-in storage.

## OUTSIDE

### GARDEN

To the front of the property is a gate to paved pathway leading to the front door, level lawn, hedge to boundary and mature borders. To the rear is a spacious garden, mainly laid to lawn with mature flower borders and pleasant patio area at the back of the garden.

## SERVICES

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

