



## DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto the A48, taking the first left hand turn into Bulwark. Proceed along this road and take the second right hand turn onto Mathern Road. Proceed along this road, past the church on your right hand side, taking the next left into Channel View and then the first left into Queens Road where, following the road round, you will find the property on the left hand side.

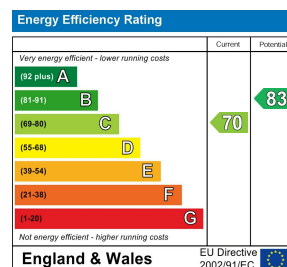
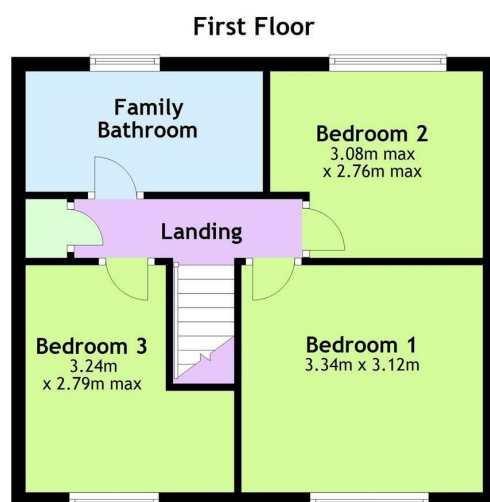
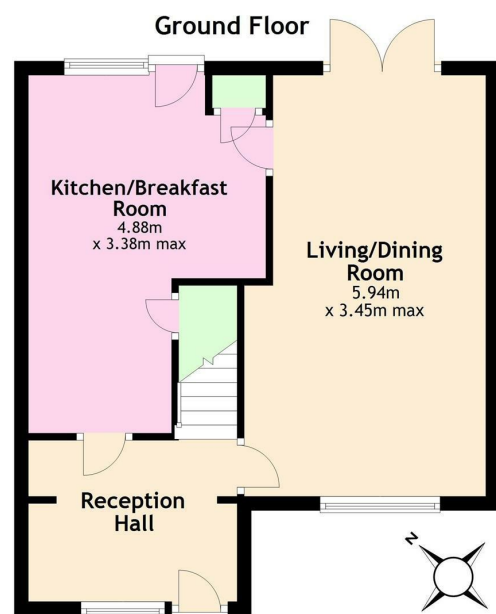
## SERVICES

All mains services are connected to include gas central heating.

2021/2022 Council Tax Band C.

## TENURE - FREEHOLD

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



**45 QUEENS ROAD, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5AN**



**ASKING PRICE £235,000**

**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. 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 us. Room sizes should not be relied upon for carpets and furnishing.

**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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



45 Queens Road offers a superb opportunity to acquire this spacious mid-terraced property, situated within the popular village of Bulwark on the periphery of the town of Chepstow. To the ground floor is the reception hall providing access to the living room which is open to the dining room and kitchen. With three bedrooms and family bathroom to the first floor. Outside the property benefits from off-road parking to the front and to the rear, a level enclosed garden backing onto the school playing fields. The property has undergone recent renovation to include a new heating system and new windows throughout. Viewing is highly recommended.

Being situated in Bulwark a range of local facilities are close at hand to include primary schools, shops and pub with a further abundance of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

With door to front elevation. Welcoming and spacious entrance hall with stairs to the first floor.

### LIVING ROOM/DINING ROOM

**5.94m x 3.34m (2.9m min) (19'5" x 10'11" (9'6" min) )**

A light and spacious living/dining room with access to the kitchen. uPVC windows to front and French patio doors to rear elevations.

### KITCHEN

**4.88m x 3.38m (16 x 11'1")**

Tastefully updated kitchen with new doorway opening into the dining/living room, providing a sociable living space. A modern range of base and eye level storage with ample work surfacing over, including a breakfast bar. Fitted four ring gas hob with extractor hood over and built-in oven below. Stainless steel single bowl and drainer sink unit with chrome mixer tap. Space for washing machine or dishwasher. Tiled flooring. uPVC window and door to rear garden.

## FIRST FLOOR STAIRS & LANDING

Giving access to all upper floor rooms and a useful storage cupboard.

### BEDROOM 1

**3.34m x 3.12m (10'11" x 10'2" )**

Double bedroom with space for storage and window to front elevation.

### BEDROOM 2

**3.08m x 2.76m (10'1" x 9'0")**

A double bedroom currently utilised as a home office with window to rear elevation.

### BEDROOM 3

**3.24m x 2.79m (1.83m min) (10'7" x 9'1" (6'0" min))**

With window to front elevation.

### BATHROOM

Updated with a four piece suite comprising panelled bath, step-in shower cubicle, low level WC and wash hand basin. Window to rear elevation.

### GARDENS

Gardens to the front with double parking area. To the rear, a level enclosed garden backing onto the school playing fields.

