



## DIRECTIONS

From our Chepstow office, proceed up Moor Street to the A48 turning right and then take the first left to Bulwark. Proceed without deviation passing the shops at Bulwark. At the roundabout bear left onto Bulwark Avenue and continue taking the left hand turn into Middle Way where you will find No. 5 at the far end on the right hand side.

## SERVICES

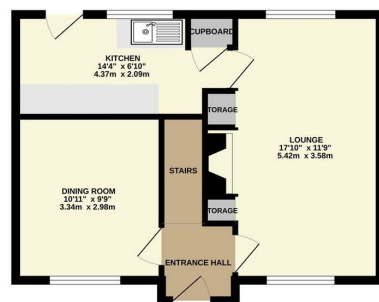
All mains services are connected.  
Council Tax Band D.

## TENURE - FREEHOLD

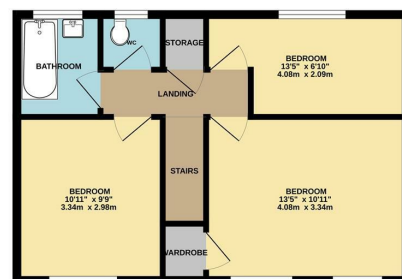
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
434 sq.ft. (40.4 sq.m.) approx.

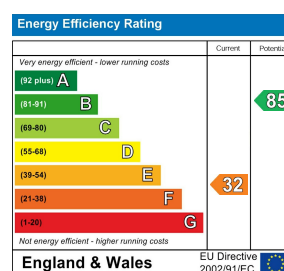


1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.  
Made with letroplan C2023



**5 MIDDLE WAY, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5QR**

**3** **1** **2** **F**

**£200,000**

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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.



5 Middle Way comprises a spacious mid-link house and offers to the ground floor entrance hall, living room, dining room and kitchen with three bedrooms, family bathroom and separate WC to the first floor. The property is located in the popular Bulwark area of Chepstow, close to local schools, shops and other amenities. 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.

The property does require extensive refurbishment however offers an excellent investment opportunity for a potential buyer.

## GROUND FLOOR

### ENTRANCE HALL

With door to front elevation. Stairs off.

### DINING ROOM

With window to front elevation.

### LIVING ROOM

With windows to front and rear elevations.

### KITCHEN

With window and door to rear garden.

## FIRST FLOOR STAIRS AND LANDING

### BATHROOM

Fitted with bath and separate wash hand basin. Window to rear.

### CLOAKROOM/WC

With low level WC. Window to rear.

### BEDROOM 1

With two windows to front elevation.

### BEDROOM 2

With window to front elevation.

### BEDROOM 3

With window to rear elevation.

## GARDENS

Steps from the road lead down to the property with a lawned garden to the front. To the rear, a paved rear garden with south-east views.

## SERVICES

All mains services are connected.

