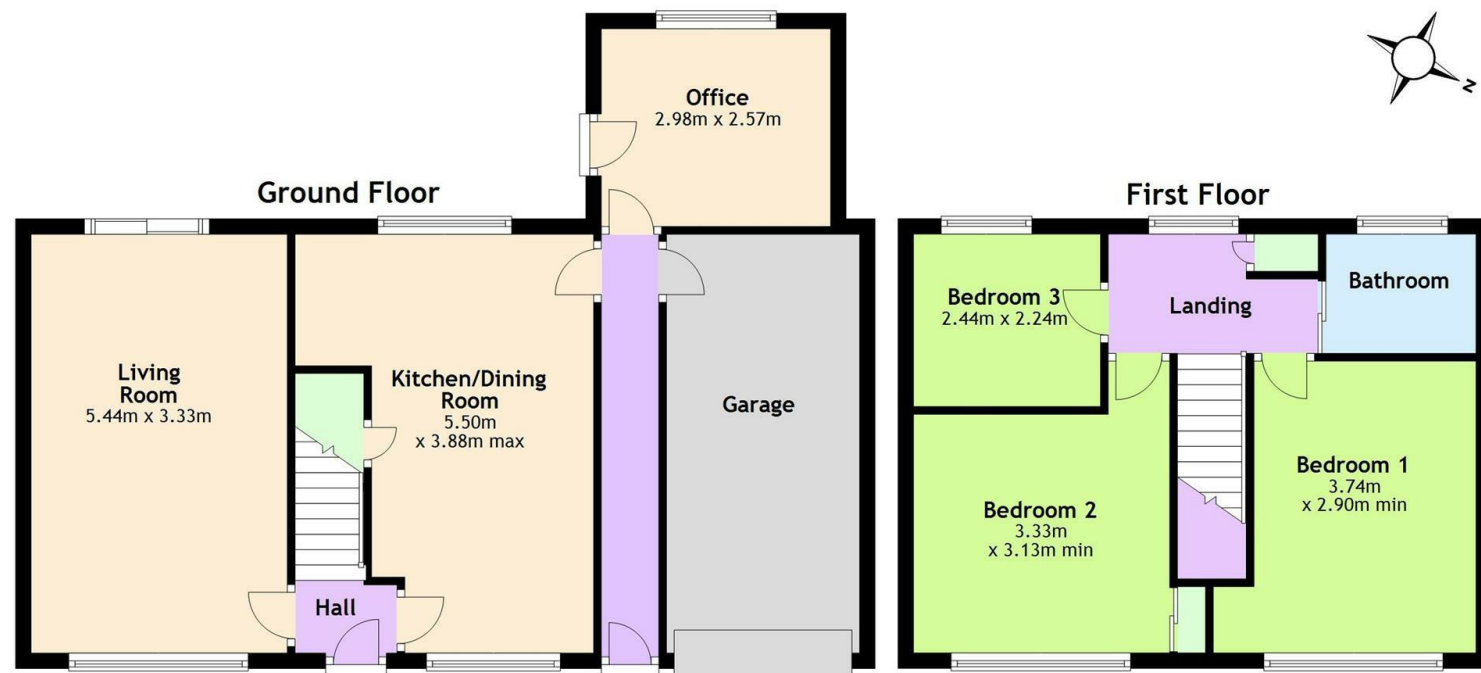


DIRECTIONS

From our Chepstow office proceed through the town arch continuing up Moor Street to the main road junction at Hardwick Hill. Bear right then take the first turning left onto Bulwark Road, taking the first turning on your right into Old Bulwark Road and then right again into Gwentlands Close. The property is directly in front of the T Junction.

TENURE - FREEHOLD

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



**17 GWENTLANDS CLOSE, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5JH**



£389,950

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Gwentlands Close comprises of a spacious detached family home dating from the early 1960's and located in an attractive and well respected cul-de-sac within walking distance of Chepstow's historic town centre and local facilities. The development is also well located for the M48 motorway bringing Cardiff and Bristol within commuting distance.

The property has been in the same family for many years, and would benefit from some cosmetic updating. The property briefly comprises, reception hall, spacious living room, kitchen/diner with rear hallway giving integral access to the garage and a further reception room to the rear. To the first floor, three bedrooms along with bathroom. Outside there are pleasant gardens, with a private driveway providing off road parking leading to the single garage.

Being sold with the benefit of no onward chain, viewing is highly recommended.

GROUND FLOOR

SITTING ROOM

5.44m x 3.33m (17'10" x 10'11")

A spacious sitting room with window to front elevation and patio doors to the rear elevation. Feature fireplace with gas fire. Door to:-

KITCHEN/DINING ROOM

5.50m x 3.88m max (18'0" x 12'8" max)

Open plan kitchen/dining room with dual aspect windows to front and rear elevations. A modern kitchen with eye and base level units having granite effect worktops, tiled splashbacks and inset one and a half bowl stainless steel sink and drainer with chrome mixer tap. Four ring gas hob with stainless steel extractor fan over, back plate and built-in eye level electric oven. Access to:-

REAR HALLWAY

Which gives access to the garage.

OFFICE/REAR RECEPTION ROOM

2.98m x 2.57m (9'9" x 8'5")

With window and a half glazed door to the rear elevation.

FIRST FLOOR STAIRS AND LANDING

With window to rear elevation, loft access and airing cupboard housing Worcester combi boiler.

BEDROOM 1

3.74m x 2.90m min (12'3" x 9'6" min)

A spacious double bedroom with window to front elevation and built-in wardrobe.

BEDROOM 2

3.33m x 3.13m min (10'11" x 10'3" min)

Another double bedroom with window to the front elevation.

BEDROOM 3

2.44m x 2.24m (8'0" x 7'4")

A single bedroom with window to rear elevation.

FAMILY BATHROOM

Comprises a three piece suite to include a pedestal wash hand basin with chrome taps, low level WC and panelled bath with glass shower screen, chrome taps and shower attachment. Fully tiled walls. Frosted window to rear elevation.

OUTSIDE

GARAGE

At the front of the property a blocked paved private driveway with parking leading to the single garage with up and over door, having light and power connected. To the side of the garage a uPVC glazed lean-to/hallway with aluminium door to front elevation.

GARDEN

The garden at the front is mainly laid to lawn with some flower borders. At the rear a very pretty mature garden mainly laid to lawn with mature flower borders.

SERVICES

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

