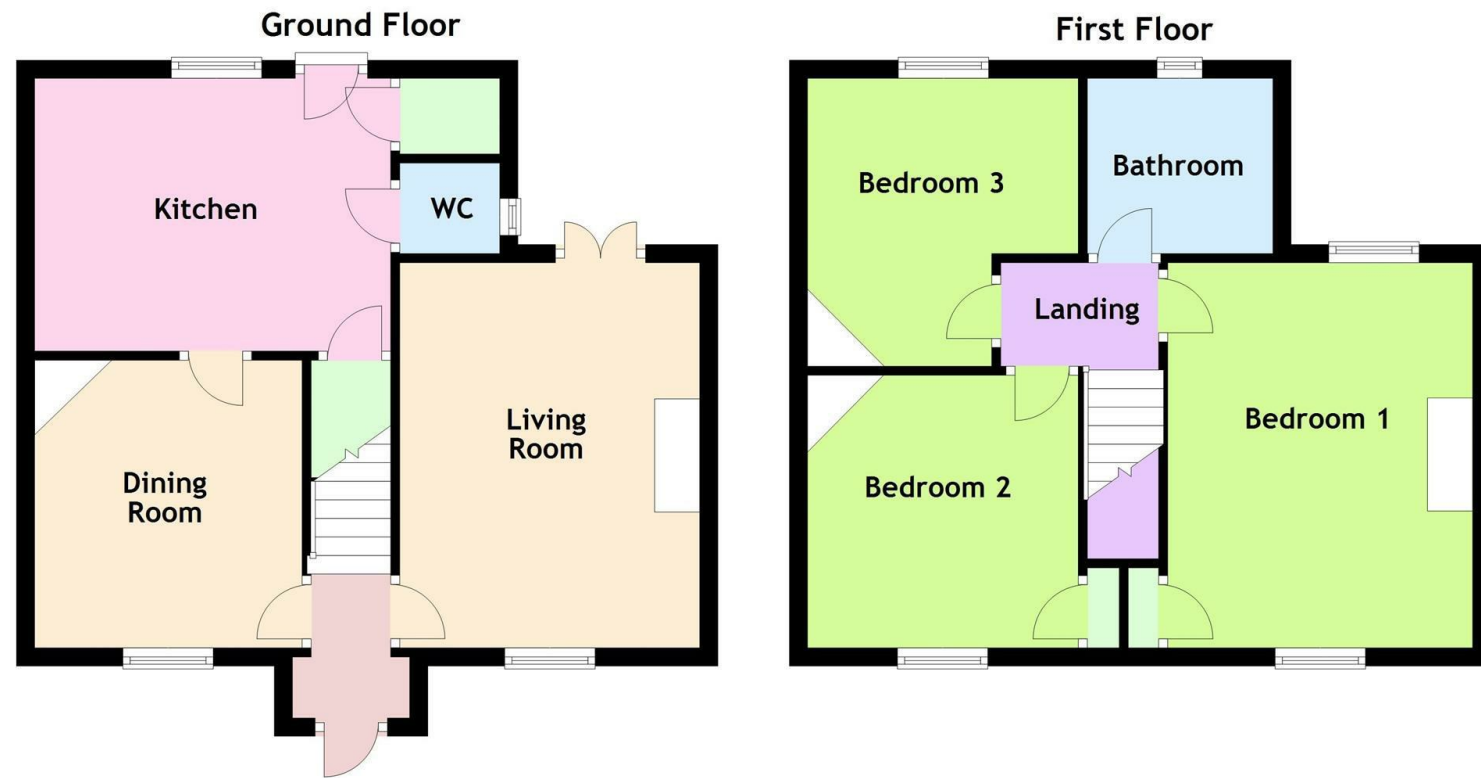


## DIRECTIONS

From our Chepstow office proceed up Moor Street turning right onto the A48. Take the left hand turn signposted Bulwark. Proceed along this road passing St Mary's Catholic School on your right side. At the roundabout take the first exit into Bulwark Avenue, where you will find the property on the right.

## TENURE - FREEHOLD

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



**4 BULWARK AVENUE, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5QG**



**£335,000**

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. 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		88
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This mid-terraced property is beautifully presented, full of charm, character, and offers an exceptional blend of original features and modern day comfort, creating a warm and inviting space perfect for family living. The property briefly comprises, dining room ideal for entertaining, a modern kitchen, a cosy yet elegant living room, and the added convenience of a ground floor WC. Upstairs, three well proportioned bedrooms provide comfortable and versatile accommodation, complemented by a stylish modern family bathroom finished to a high standard. Outside, the property continues to impress with a block paved driveway offering parking for two to three vehicles and a private, mature rear garden enjoying a sunny aspect and the perfect setting for relaxing, outdoor dining, or family gatherings. A truly special home that combines period charm with practical living in a superb location.

Ideally situated in a highly sought after residential location close to local amenities and junior schools, this charming home also enjoys easy access to the historic market town of Chepstow, where a wider selection of shops, cafés, and everyday conveniences can be found. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

A composite door leads into the entrance hall with wood effect flooring and stairs to first floor.

### DINING ROOM

**3.18m x 2.92m (10'5" x 9'6")**

A formal dining room with original wrought iron fire surround and original floorboards. Window to front elevation. Glazed door to:-

### KITCHEN/BREAKFAST ROOM

**3.91m x 2.92m (12'9" x 9'6")**

Fitted with a range of Shaker style base and level storage units with wood effect work surfaces, tiled splashbacks and inset one and a half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and concealed extractor hood over and built-in fan assisted electric oven below. Integrated dishwasher. Space for fridge/freezer and washing machine. Useful understairs storage cupboard plus a cupboard housing the wall mounted gas combi boiler. Tiled floor. Window and glazed door to rear elevation. Door to:-

### CLOAKROOM/WC

With low-level WC and corner wash hand basin with mixer tap and tile splashback. Tiled floor. Opaque window to side elevation.

### LIVING ROOM

**4.22m x 3.91m to recess (13'10" x 12'9" to recess)**

Charming living room with original working wrought iron fireplace with hearth and original floorboards. Window to front elevation and French doors to rear garden.

### FIRST FLOOR STAIRS AND LANDING

With loft access point.

### BEDROOM 1

**4.22m x 3.40m to recess (13'10" x 11'1" to recess)**

With original wrought iron fireplace. Wood effect flooring. Built-in storage cupboard. Dual aspect windows to front and rear elevations.

### BEDROOM 2

**3.18m x 2.97m (10'5" x 9'8")**

With original wrought iron fireplace. Built-in storage cupboard. Window to front elevation.

### BEDROOM 3

**3.02m x 2.97m (9'10" x 9'8")**

With original wrought iron fireplace and window to rear elevation.

### FAMILY BATHROOM

A modern white suite to include low-level WC, pedestal wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and mains fed shower over with glass shower screen. Fully tiled walls and tiled floor. Chrome heated towel rail. Extractor fan. Opaque window to rear elevation.

### OUTSIDE

#### GARDEN

At the front of the property a block paved driveway provides off-road parking for several vehicles. To the rear a sunny, private and mature garden with paved seating area and lawned area with well stocked beds. Outside tap. Mature hedge and fence boundary with pedestrian gate to the rear.

### SERVICES

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

