



DIRECTIONS

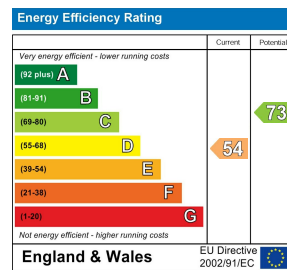
From our Chepstow office proceed to the main St. Lawrence roundabout, taking the first exit into Fair View, at the end of Fair View turn right and then immediately left into Maple Avenue, continue along Maple Avenue, turning left into Rowan Drive, next right into Burn Barn Road and then immediate right into Chartist Way. Continue along Chartist Way, bearing right 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 E

TENURE - FREEHOLD

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



**20 CHARTIST WAY, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5NQ**



£335,000

Sales: 01291 629292

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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.

20 Chartist Way offers an excellent opportunity to renovate this well-loved semi-detached family house, which occupies a pleasant position within this sought after cul de sac. The property briefly comprises to the ground floor sitting room, kitchen/family room, dining room, utility room, shower room and integral access to the garage. To the first floor are five bedrooms and family bathroom. The property benefits from a private driveway with off road parking for several vehicles and a double garage. To the rear is a large and pleasant garden with a range of mature trees and shrubs.

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 commuting distance.

ENTRANCE PORCH

With uPVC door and window. Storage cupboard. Glass door leads into the entrance hall.

ENTRANCE HALL

With stairs to the first floor and doors off.

SITTING ROOM

4.3m x 3.6m (14'1" x 11'9")

uPVC windows to front. Glass dividing wall and doors to dining area. Glass doors leading to :-

KITCHEN/DINING ROOM

5.4m x 2.9m (17'8" x 9'6")

A spacious kitchen/dining room fitted with a range of base and eye level cupboards with work surfacing over. Integrated appliances include a four ring electric hob with extractor over and built-in oven below. Stainless steel sink and drainer with chrome mixer tap and tiled splashbacks. Under stairs pantry cupboard.

DINING ROOM

3.4m x 2.7m (11'1" x 8'10")

Door and two windows to the rear garden. Although this room has previously been used as a dining room, it would make an ideal play room or home office.

UTILITY ROOM

2.8m x 2.9m (9'2" x 9'6")

uPVC window to rear. Stainless steel sink with double drainer and chrome taps. Integral access to the double garage and uPVC door to side.

DOWNSTAIRS SHOWER ROOM

Frosted window to rear elevation. Fitted with a low level WC., corner shower unit and wash hand basin inset into vanity unit with storage. Half tiled walls.

FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

BEDROOM 1

3.6m x 5.0m (11'9" x 16'4")

A spacious double bedroom with uPVC window to front elevation.

BEDROOM 2

4.0m x 3.m (13'1" x 9'10")

A double bedroom with window to rear elevation.

BEDROOM 3

3.1m x 3.0m (10'2" x 9'10")

A double bedroom with built-in wardrobes and uPVC window to rear elevation.

BEDROOM 4

3.7m x 3.1m (12'1" x 10'2")

A double bedroom with uPVC window to front and built-in wardrobes.

BEDROOM 5

2.3m x 2.8m (7'6" x 9'2")

A single bedroom with uPVC window to front elevation. Over-stairs storage cupboard.

FAMILY BATHROOM

Frosted uPVC window to rear. Fitted with an avocado suite comprising panelled bath with chrome taps, low level WC and pedestal wash hand basin with chrome taps. Tiled walls.

OUTSIDE

To the front, the property is approached via a block paved driveway with parking for several vehicles and a level lawn with mature trees and shrubs. The spacious rear garden has a level lawned area surrounded by mature flower borders, trees and shrubs. There is also a raised patio area and greenhouse.

