



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 following the numbering you will find the property.

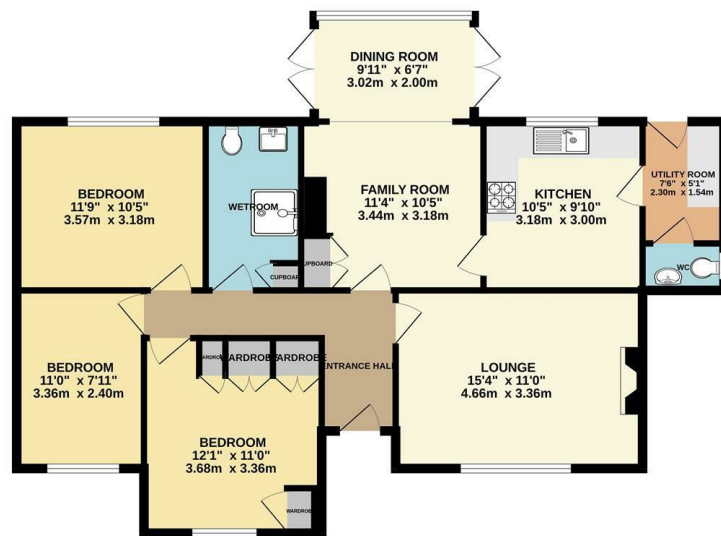
SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band E

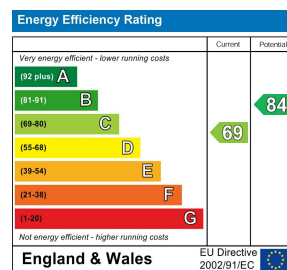
TENURE - FREEHOLD

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

GROUND FLOOR
974 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA: 974 sq.ft. (90.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 measure, square and appliances shown here and been tested and no guarantee as to their operation or efficiency can be given.
Made with Floorplan 10000



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.



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



£385,000

**Sales: 01291 629292
E: sales@thinkmoon.co.uk**

Occupying a pleasant elevated position within this quiet residential location, this deceptively spacious and versatile detached bungalow will no doubt suit a variety of markets. The well-planned layout briefly comprises: entrance hall, lounge, kitchen/breakfast room, sitting room, dining room, utility room, WC/cloakroom, three bedrooms and a wet room. The property further benefits a private gated driveway providing parking for up to two vehicles, low maintenance gardens to both the front and rear, as well as uPVC double glazing throughout and a gas combination boiler. We would strongly recommend an internal viewing to appreciate what this property has to offer.

ENTRANCE HALL

uPVC door leads into spacious reception hall. Loft access point to a fully boarded loft.

PRINCIPAL BEDROOM

3.68m x 3.36m (12'0" x 11'0")

A very well-proportioned double bedroom with a range of built-in bedroom furniture. Window to the front elevation.

BEDROOM 2

3.57m x 3.18m (11'8" x 10'5")

A double bedroom with window to the rear elevation.

BEDROOM 3

3.36m x 2.40m (11'0" x 7'10")

A double bedroom or indeed an ideal study for the everyday home worker. Window to the front elevation.

WET ROOM

Comprising wall mounted overhead water fall shower and separate handheld attachment, pedestal wash hand basin and low-level WC. Wall mounted radiator. Frosted window to the rear elevation. Fully tiled walls.

LOUNGE

4.66m x 3.36m (15'3" x 11'0")

A spacious reception room with two feature alcoves. Feature fireplace with inset gas fire. Large picture window to front elevation.

SITTING ROOM

3.44m x 3.18m (11'3" x 10'5")

A versatile space currently utilised as snug with built-in cupboard. Open archway leading to:-

DINING AREA

3.02m x 2.00m (9'10" x 6'6")

Enjoying a vaulted ceiling and two sets of French doors leading to rear garden, as well as window to rear elevation.

KITCHEN/BREAKFAST ROOM

3.18m x 3.00m (10'5" x 9'10")

Appointed with an extensive range of fitted wall and base units with ample laminate work surfacing over with tiled splashbacks. Integrated four ring gas hob with extractor hood over and electric oven/grill below. Space for a freestanding full height fridge/freezer and dishwasher. Inset one and a half bowl and drainer sink unit with mixer tap. Window to rear elevation.

UTILITY ROOM

2.30m x 1.54m (7'6" x 5'0")

With further fitted base units and laminate work top and tiled splashbacks. Inset sink with drainer. Window to side elevation. Stable door to rear elevation. Space for tumble dryer, washing machine and fridge. Wall mounted Worcester gas combination boiler.

WC/CLOAKROOM

Appointed with a wall mounted corner sink with tiled splashback and low-level WC. Frosted window to side elevation.

OUTSIDE

To the front of the property is a gated access leading to the private driveway with parking for up to two vehicles, also a gated pedestrian access with pathway which leads to the front entrance and steps leading up to a sizeable paved patio area. There is also a lawned area with a range of attractive plants and shrubs. The rear garden comprises a paved patio, providing a perfect space for dining and entertaining, along with useful shed for storage. Steps from patio lead up to a further sizeable paved patio area with south westerly aspect, whilst also offering low maintenance. There is a green house and range of mature plants and shrubs. The rear garden is private and fully enclosed by timber fencing, hedgerow and brick wall.

SERVICES

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

