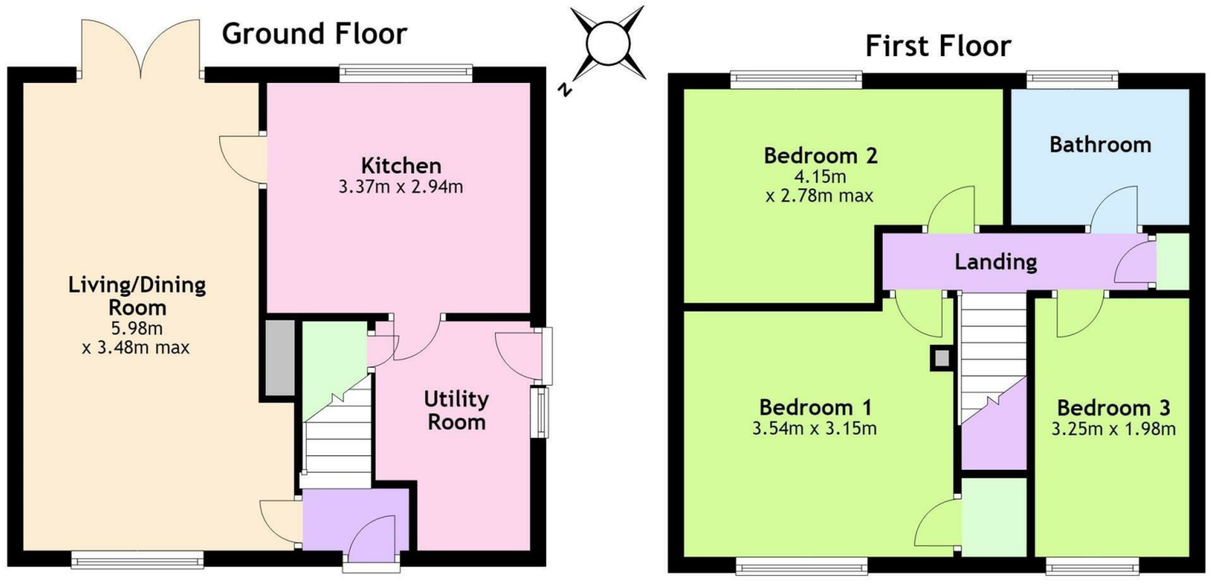
DIRECTIONS

From our Chepstow office proceed up Moor Street turning right onto the A48, taking the first left hand turn into Bulwark. Proceed along this road and take the second right hand turn onto Mathern Road. Continue taking the left into Channel View and then the first left into Queens Road where, following the numbering, you will find the property.

TENURE - FREEHOLD

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

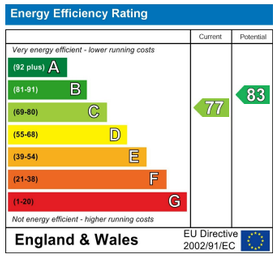


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.





MOON&CO

10 QUEENS ROAD, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5AL

3 1 1 C

£279,950

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

10 Queens Road comprises a well appointed refurbished end link property occupying a pleasant position within the popular Queens Road area of Bulwark, located close to local school, shops and other amenities and benefitting from easy access to the M48 motorway junction.

The property has been recently refurbished to a high standard and briefly comprises to the ground floor: entrance hall, living dining/room with French doors to rear garden, kitchen and utility room, whilst to the first floor are three bedrooms and a family bathroom. Outside the property benefits from private driveway offering parking for two vehicles to the front and level lawned garden with patio area to the rear.

GROUND FLOOR

ENTRANCE HALL
With door to the front elevation. Stairs to first floor. Door to:-

LIVING ROOM
5.98m x 3.48m max. (19'7" x 11'5" max.)
Light and airy reception room with window to front elevation and French doors to rear garden. Wood effect flooring. Door to:-

KITCHEN
3.37m x 2.94m (11'0" x 9'7")
Updated with a range of base and eye level storage units, ample work surfacing over and tiled splashbacks. Inset one bowl and drainer sink unit with mixer tap. Integrated new four ring gas hob with feature extractor hood over and electric oven below. Under counter new dishwasher. Wood effect flooring. Window to rear elevation. Door to:-

UTILITY ROOM
With door and window to side elevation. Fitted with a range of base and eye level units with ample worktops over and tiled splashbacks. New under counter fridge and washing macine. Understairs storage cupboard. Wood effect flooring.

FIRST FLOOR STAIRS AND LANDING
With access to loft space and airing cupboard housing gas fired central heating boiler.

BEDROOM 1
3.54m x 3.15m (11'7" x 10'4")
A spacious bedroom with window to front elevation and built-in storage cupboard.

BEDROOM 2
4.15m x 2.78m max. (13'7" x 9'1" max.)
A double bedroom window to rear elevation.

BEDROOM 3
3.25m x 1.98m (10'7" x 6'5")
Window to front elevation.

FAMILY BATHROOM
Appointed with a three-piece suite to include low-level WC, vanity wash hand basin and panelled bath with shower over and shower screen. Tile finish to walls and wood effect flooring. Window to rear elevation.

OUTSIDE

GARDENS
To the front of the property are two parking spaces and pedestrian side access to the rear. A noteworthy feature of this property is a pleasant rear garden which enjoys a south facing aspect and is fully enclosed with brick paved patio and large lawn. Mature shrubs and borders.

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

AGENTS NOTE
Please note the property is of a non-standard construction.

