



DIRECTIONS

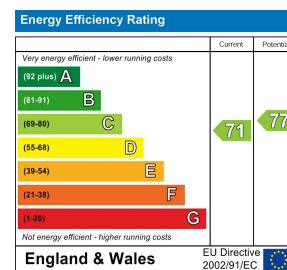
From Chepstow town centre proceed up the High Street, turning right onto the A48. Take the left turn at Bulwark corner, proceed along this road, taking the first left into St. George's Road. Following the road around to the right, turn right into St. David's Close where following the numbering you will find the property on your left hand side.

SERVICES

All mains services are connected to include gas central heating.
Council tax band D.

TENURE - FREEHOLD

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



**19 ST. DAVIDS CLOSE, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5JZ**



£230,000

**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.

Offered to the market with the benefit of no onward chain, this three bedroom semi-detached property occupies a convenient yet quiet spot in a cul-de-sac location retaining easy walking distance to local schooling and Chepstow town centre. The current accommodation is arranged over two floors and briefly comprises to the ground floor: entrance hall, open plan kitchen/dining room with feature bifold doors leading through to a well-proportioned lounge, rear lobby, cloakroom/WC and utility/store room whilst to the first floor there are two double bedrooms, and a third single bedroom/study as well as a bathroom. The property further benefits low-maintenance gardens to both the front and the rear as well as a private driveway providing parking for one vehicle. uPVC double glazing throughout.

We would strongly recommend arranging an internal viewing to appreciate what this property has to offer.

GROUND FLOOR

ENTRANCE HALL

uPVC front door leads into a welcoming, spacious entrance hall with frosted window to the front elevation and staircase to the first floor.

KITCHEN/DINING ROOM

4.42m x 3.18m (14'6" x 10'5")

Comprising a fantastic open plan space perfect for everyday living needs, with kitchen area appointed with a matching range of wall and base units with ample wood effect laminate worktops and tile splashbacks. Inset one bowl and drainer stainless steel sink unit with mixer tap. Space for a free standing cooker with concealed extractor hood over, and space for a free standing full height fridge/freezer, dishwasher. Contemporary tiled floor. Plenty of space for a dining table and chairs. Window to the front elevation and frosted window to the side elevation. Feature wooden bi-fold doors leading through to:-

LOUNGE

5.15m x 3.14m (16'10" x 10'3")

A well-proportioned reception room with window to rear elevation. Built-in under stairs storage cupboard. Feature fireplace, and two feature alcoves with inset shelving and fitted units. A uPVC door leads to:-

REAR LOBBY

Fitted storage cupboard and worktop with space for under counter white goods. Gas boiler. Door to cloakroom and separate door leads down to the utility room.

CLOAKROOM

With low-level WC and wash hand basin with tile splashback. Tiled floor.

UTILITY ROOM

3.45m x 2.26m (11'3" x 7'4")

Fitted with a further range of units. Door to garden.

FIRST FLOOR STAIRS AND LANDING

Loft acces point and built-in airing cupboard housing the water tank.

PRINCIPAL BEDROOM

3.79m x 3.19m (12'5" x 10'5")

A really well-proportioned double bedroom with window to front elevation. Range of built-in bedroom furniture.

BEDROOM 2

3.82m x 2.63m (12'6" x 8'7")

A good sized double bedroom with window to rear elevation. Fitted wardrobe.

BEDROOM 3

2.58m x 2.40m (8'5" x 7'10")

A good size single bedroom or ideal study with window to the rear with far reaching views.

BATHROOM

Comprising a three-piece suite to include pedestal wash hand basin with taps, low-level WC and walk-in bath with mixer tap and hand-held shower attachment. Tiled walls and tiled floor. Heated towel rail. Frosted window to front elevation.

OUTSIDE

To the front of the property a good size low-maintenance garden area mainly laid to stones with a paved pathway, fully enclosed by timber fencing to all sides. To the rear is a low-maintanance garden comprising an area laid to artificial lawn with a range of useful storage sheds. A paved pedestrian pathway leads to a pedestrian gate that leads out to the private driveway providing parking for one vehicle at the side of the property. There is also a door into the original garage which has been converted to a utility/store room.

SERVICES

All mains services are connected to include gas central heating.

