



## DIRECTIONS

From Chepstow town centre proceed up the High Street turning right onto the A48 taking the turning left towards Bulwark and proceed to the roundabout taking the first exit. Continue along Bulwark Avenue to the end of the road turning right into Raglan 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 D

## TENURE - FREEHOLD

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

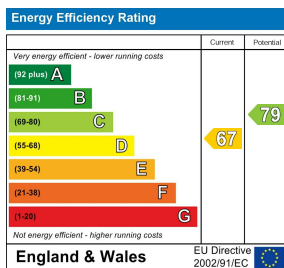
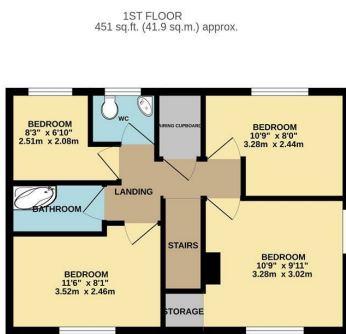
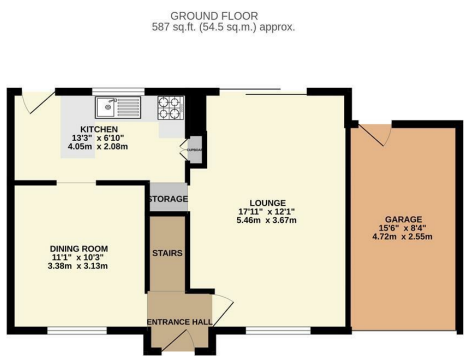


# 11 RAGLAN WAY, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5QL

4 1 2 D

£285,000

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



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan (2002)

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 semi-detached four-bedroom property occupies a pleasant position within this quiet residential location on the outskirts of Chepstow town centre and enjoying fantastic uninterrupted views across surrounding countryside and towards both the River Wye and River Severn. The well-planned and versatile living accommodation will no doubt suit a variety of markets to include first time buyers, professional couples, families or indeed the semi-retired market and an investment opportunity. The well-planned layout briefly comprises to the ground floor: entrance hall, well proportioned lounge with patio door to rear garden, dining room and kitchen/breakfast room. Whilst to the first floor there are four bedrooms and a family bathroom along with separate WC. The property further benefits from low maintenance gardens to both the front and rear, a private gated driveway and a single car garage.

**GROUND FLOOR**

**ENTRANCE HALL**

uPVC door to front elevation leads into the entrance hall with stairs to first floor.

**DINING ROOM**

**3.38m x 3.13m (11'1" x 10'3")**

A well-proportioned reception room with window to front elevation.

**KITCHEN/BREAKFAST ROOM**

**4.05m x 2.08m (13'3" x 6'9")**

Appointed with a range of modern wall and base storage units with ample work tops over. Inset stainless steel sink with drainer and mixer tap. Integrated five ring gas hob with extractor hood over and electric oven/grill below. Space for the freestanding fridge/freeze and washing machine. Window to rear elevation. Pedestrian door to rear garden.

**LOUNGE**

**5.46m x 3.67m (17'10" x 12'0")**

A generous reception space enjoying a double aspect with a window to front elevation and patio doors to rear elevation.

**FIRST FLOOR STAIRS AND LANDING**

Providing access to all first-floor rooms. Built-in airing cupboard housing Worcester Bosh gas combination boiler. Loft access point.

**BEDROOM 1**

**3.28m x 3.02m (10'9" x 9'10")**

A good size double bedroom, enjoying a double aspect to front and side elevations. Inset fitted wardrobe.

**BEDROOM 2**

**3.52m x 2.46m (11'6" x 8'0")**

A double bedroom with window to front elevation.

**BEDROOM 3**

**3.28m x 2.44m (10'9" x 8'0")**

A single bedroom with window to rear elevation with outstanding panoramic views.

**BEDROOM 4**

**2.51m x 2.08m (8'2" x 6'9")**

A single bedroom with window to rear elevation.

**WC**

Comprising a neutral suite to include corner wash hand basin inset to vanity unit with mixer tap and low-level WC. Tiled flooring and part-tiled walls. Frosted window to rear elevation.

**BATHROOM**

Comprising a corner bath with mains fed shower over. Heated towel rail. Fully tiled walls.

**OUTSIDE**

**GARAGE**

To the front of the property is a private tarmac driveway providing parking for one vehicle and leading to a single car garage with up and over door.

**GARDENS**

The front garden is of low maintenance, mainly laid to lawn

bordered by a range of plants and shrubs. Brick and block wall to the front and side boundary. There are fantastic views from the front garden overlooking surrounding countryside and towards both the River Wye and the River Severn. To the rear the garden comprises a sizeable raised decking area spanning almost the full width of the garden providing a fantastic space for dining and entertaining whilst enjoying views over the gardens and countryside beyond. Steps down from the decking area lead to an area laid to shrubs and stones. Pedestrian pathway leads to the rear providing a blank canvas to create your own stamp. Attractive stone wall to the rear boundary and a range of trees and plants. The rear garden offers uninterrupted views over surrounding countryside.

**SERVICES**

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

