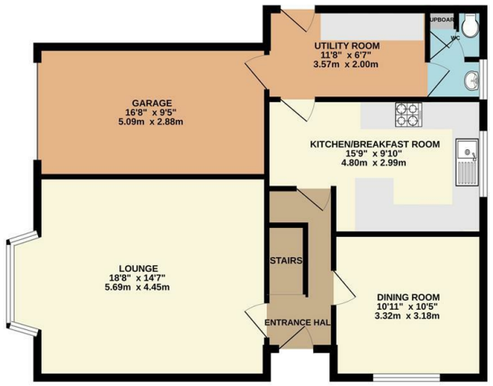
DIRECTIONS

From our Chepstow office proceed through the town arch continuing up Moor Street to the main road junction at Hardwick Hill. Bear right then take the first turning left onto Bulwark Road, taking the first turning on your right into Old Bulwark Road. Take the second turning right into Larkhill Close where you will find the property immediately on your right.

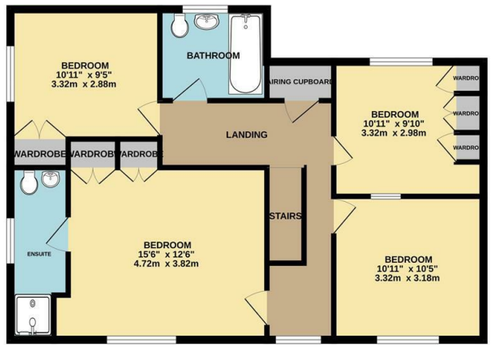
TENURE - FREEHOLD

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

GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.1 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.
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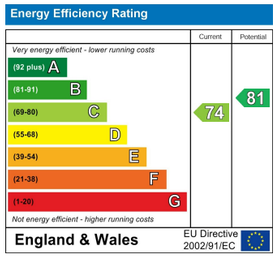
DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.



1 LARKHILL CLOSE, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5JD

4 2 2 C

£489,950

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

Occupying a convenient position in this popular cul-de-sac, located close to Chepstow's town centre but benefitting from a quiet yet convenient position within easy access to schools, shops and other amenities. The accommodation is well-presented throughout and offers to the ground floor: entrance hall, spacious living room, formal dining room, well-appointed kitchen with utility room and cloakroom/WC. To the first floor four good size bedrooms, principal bedroom with en-suite shower room along with a separate family bathroom. The property also benefits from a single car garage, level lawned gardens and off-street parking.

GROUND FLOOR

ENTRANCE HALL
With door to front elevation. Stairs off.

LIVING ROOM
With windows to front and side elevations. Attractive fireplace with feature gas fire.

DINING ROOM
Formal dining room with window to front elevation.

KITCHEN
Appointed with a range of matching base and eye-level storage units with ample work surfacing over and tiled splashbacks. Stainless steel one bowl with drainers to either side sink with chrome taps. Four ring gas hob with concealed extractor over and eye-level double oven. Integrated dishwasher and space for undercounter fridge. Breakfast bar. Window to side elevation.

UTILITY ROOM
Matching range of storage units with inset one bowl and drainer stainless steel sink with chrome taps. Space and plumbing for washing machine. Window and door to rear garden. Courtesy door to garage.

CLOAKROOM/WC
With low-level WC and wall-mounted wash hand basin with chrome taps. Storage cupboard. Two windows to side elevation.

FIRST FLOOR STAIRS AND LANDING
Spacious, bright and airy landing with window to front elevation. Loft access point and airing cupboard.

BEDROOM 1
A spacious double bedroom with window to front elevation. Range of built-in bedroom furniture. Two built-in double wardrobes. Access to en-suite: -

EN-SUITE SHOWER ROOM
Appointed with a three-piece suite to include large step-in shower cubicle, vanity wash hand basin with mixer tap and low-level WC both set into storage unit. Part-tiled walls. Window to side elevation.

BEDROOM 2
A good size double bedroom with window to front elevation.

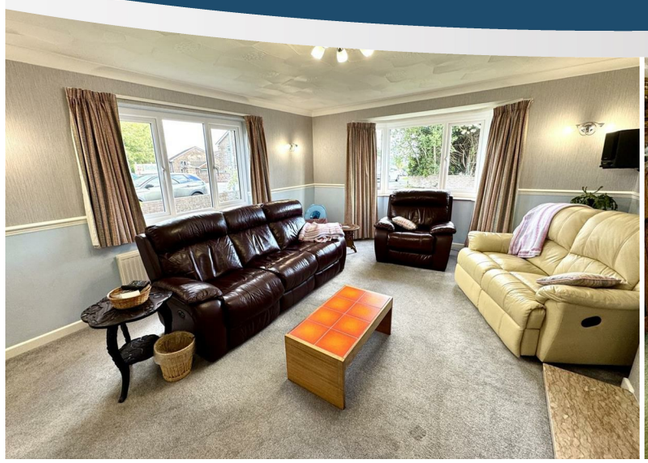
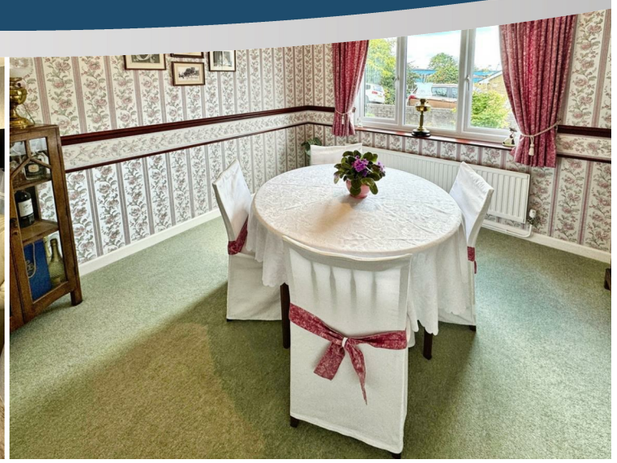
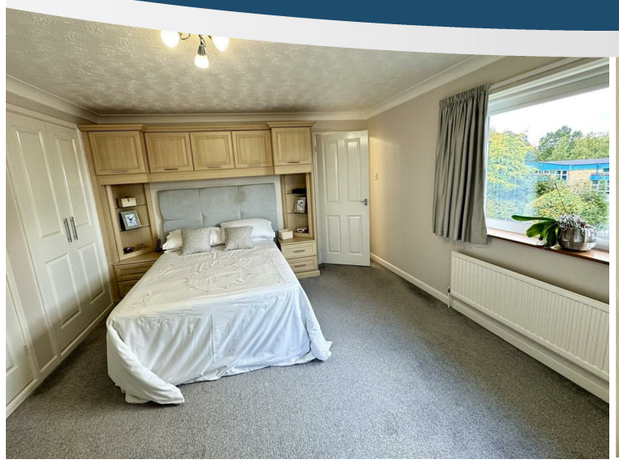
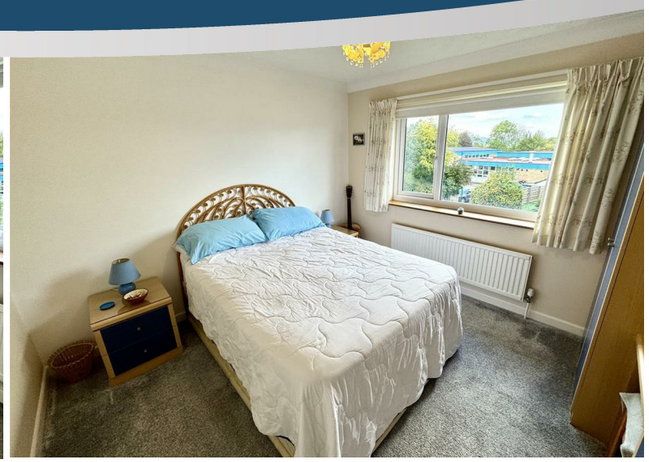
BEDROOM 3
A double bedroom with window to side elevation. Built-in wardrobe.

BEDROOM 4
With window rear elevation.

FAMILY BATHROOM
Appointed with a three-piece suite comprising P-shaped bath with shower screen and shower over, low-level WC and vanity wash hand basin with mixer tap both set into storage unit. Part-tiled walls. Window to rear elevation.

GARAGE
Integral garage with electric roller door and courtesy door to utility room.

PARKING
Side driveway offering parking for several vehicles.

GARDENS
The property stands in level mature gardens with lawned areas to the front and side with enclosed garden with sun terrace and mature borders to the rear.

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