



DIRECTIONS

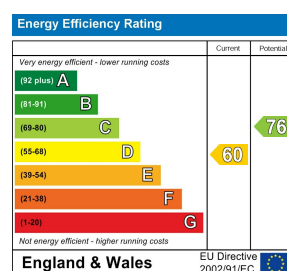
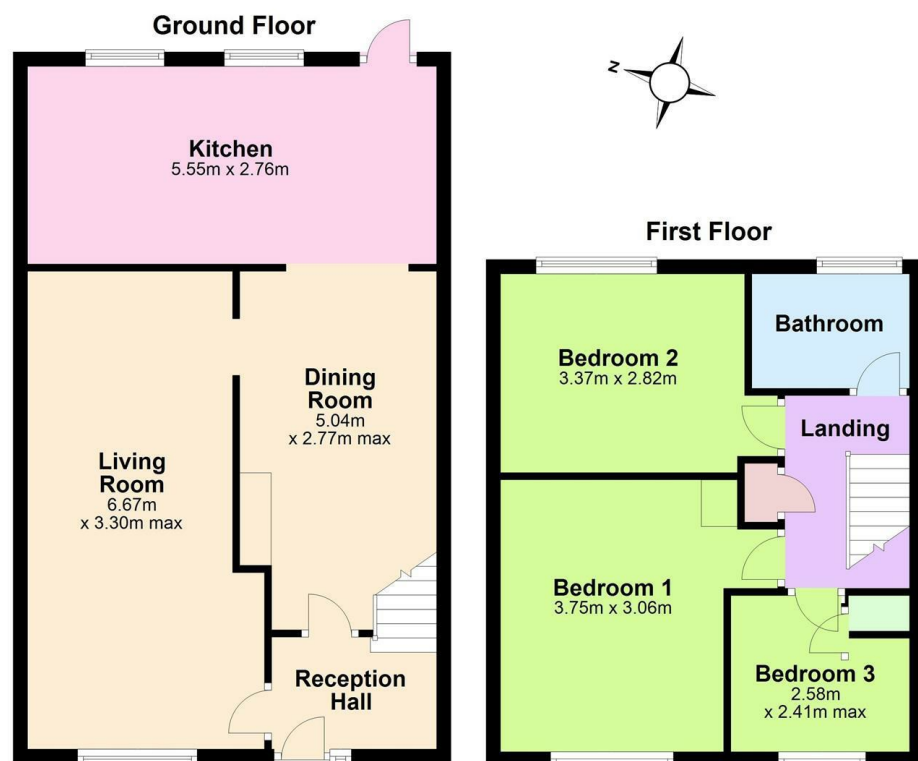
From our Chepstow office proceed up the High Street turning right onto the A48, taking the next left hand turn at Bulwark Corner. Proceed along the road passing the shops on your right- hand side, heading over the first roundabout. At the next roundabout bear right onto Burnt Barn Road, proceed along this road taking the left hand turn onto Western Avenue where following the numbering you will find the property on your left-hand side.

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.



**59 WESTERN AVENUE, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5NW**

3 1 2 D

£274,950

**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.

This property in Western Avenue comprises a deceptively spacious, extended mid-terraced property being well presented throughout. The property offers to the ground floor reception hall giving access to dining room which leads into kitchen/breakfast room and living room, with three bedrooms and a family bathroom to the first floor. Outside, the property benefits from private off-road parking to the front and rear, as well as an enclosed lawned rear gardens.

Being situated in Bulwark, a number of amenities are close at hand to include local primary schools, shops, pubs and restaurants with a further range of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol within commuting distance.

GROUND FLOOR

ENTRANCE HALL

uPVC door and panel with frosted glass to front elevation. Wood effect flooring. Stairs to first floor.

DINING ROOM

5.04m x 2.77m maximum (16'6" x 9'1" maximum)

Ceramic tiled flooring. Archway to: -

OPEN PLAN KITCHEN/BREAKFAST ROOM

5.55m x 2.76m (18'2" x 9'0")

A spacious kitchen flooding in natural light, appointed with a matching range of base and eye level shaker style kitchen units with wooden worktops and subway style tiled splashbacks. One and a half bowl and drainer ceramic sink unit with chrome mixer tap. Four ring gas hob with stainless steel and glass extractor fan over and double oven below. Built-in fridge/freezer and wine cooler. Space for washing machine and dishwasher. Velux rooflight, two uPVC windows and door to rear garden.

LIVING ROOM

6.67m x 3.30m maximum (21'10" x 10'9" maximum)

A generous size sitting room with window to front elevation. Feature wood burner inset to fireplace with oak mantel shelf over.

FIRST FLOOR STAIRS AND LANDING

Loft access point to partially boarded loft with integrated ladder. Airing cupboard housing combi boiler.

BEDROOM 1

3.75m x 3.06m (12'3" x 10'0")

A double bedroom with uPVC window to front elevation.

BEDROOM 2

3.37m x 2.82m (11'0" x 9'3")

A double bedroom with uPVC window to rear elevation.

BEDROOM 3

A single bedroom, currently being utilised as a home office with window to front elevation. Overstairs storage.

BATHROOM

Appointed with a three piece suite to include low level WC, wash hand basin inset into vanity storage and panelled bath with chrome mixer tap and rainfall shower over, hand held shower attachment and glass shower screen. Heated chrome towel rail. Fully tiled walls and flooring. Frosted window to rear elevation.

OUTSIDE

To the front is a private block-paved driveway with parking for one vehicle and steps leading down to front door. To the rear is a well-maintained, private level garden with patio area and level lawn with borders. Gated access leads to the rear off-road tarmacked parking area for two vehicles.

SERVICES

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

