



## DIRECTIONS

From our Chepstow office proceed up the High Street through the town arch continuing up Moor Street turning right onto the A48. Take the left hand turn at Bulwark Corner into Bulwark. Proceed along this road without deviation passing the shops on your right hand side. At the roundabout take the second exit. Proceed to the next roundabout taking the third exit onto Burnt Barn Road. Proceed along this road turning left into Western Avenue where following the numbering you will find the property on the left hand side.

## SERVICES

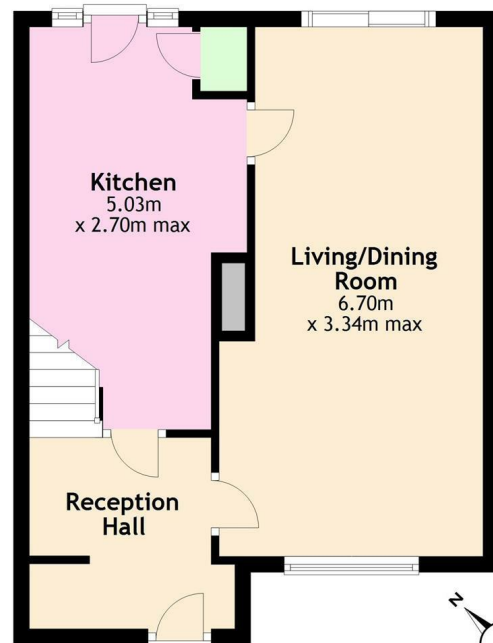
All mains services are connected, to include mains gas central heating.  
Council Tax Band C

## TENURE - FREEHOLD

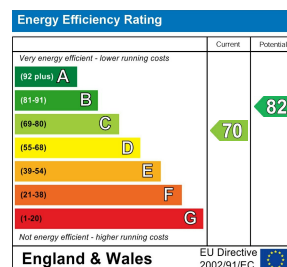
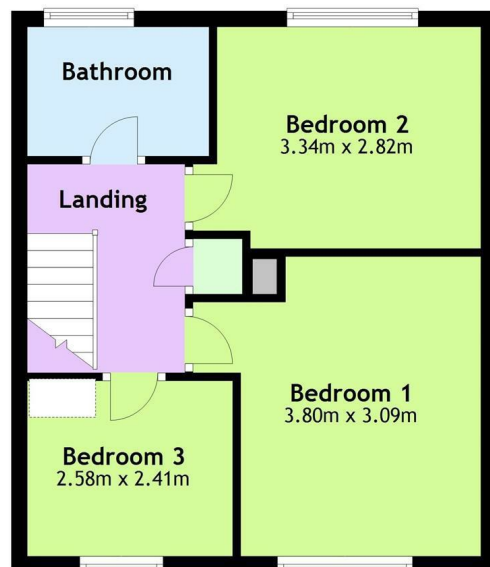
You are recommended to have this verified by your legal advisors at your earliest convenience.



### Ground Floor



### First Floor



**21 WESTERN AVENUE, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5NH**

**3 1 1 C**

**OFFERS OVER £249,000**

**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.

Moon & Co are delighted to offer to the market this spacious mid terrace family home situated within this popular residential location. The property has recently been fully refurbished throughout to a very high standard, and comprises to the ground floor: reception hall giving access to living/dining room and kitchen/breakfast room with three bedrooms and family bathroom to the first floor. Outside the property benefits from off-road parking to the front and enclosed level rear gardens. The property was re-roofed in January 2021 and has been fully insulated and rendered externally, with the added benefit of a combination boiler.

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

**GROUND FLOOR**

**ENTRANCE HALL**

uPVC double glazed door to front. Solid wood flooring.

**KITCHEN/BREAKFAST ROOM**

**4.52m x 2.82m (14'9" x 9'3")**

Appointed with a matching range of base and eye level storage units with wood effect worktops and subway tiled ceramic splashbacks.. Inset four ring electric hob with extractor hood over and electric fan

assisted oven below. Integrated dishwasher and space for washing machine as well as fridge/freezer. One bowl and drainer ceramic sink with chrome mixer tap. Breakfast bar. Tiled flooring. Cupboard housing combi boiler. uPVC double glazed door and window to rear elevation.

**LOUNGE/DINER**

**6.73m x 3.38m (22'0" x 11'1")**

With uPVC double glazed French doors to rear elevation and uPVC double glazed window to front. Laminate flooring.

**FIRST FLOOR STAIRS AND LANDING**

With storage cupboard. Loft access point (fully boarded).

**BEDROOM 1**

**3.89m x 3.15m (12'9" x 10'4" )**

A double bedroom with uPVC double glazed window to front elevation.

**BEDROOM 2**

**3.33m x 2.79m (10'11" x 9'1")**

A double bedroom with uPVC double glazed window to rear elevation.

**BEDROOM 3**

**2.57m x 2.46m (8'5" x 8'0")**

A single bedroom with uPVC double glazed window to front elevation.

**FAMILY BATHROOM**

Comprising of a three-piece suite to include low level WC, wash hand basin with chrome mixer tap inset into vanity unit and panelled bath with chrome taps and electric shower over with glass shower screen. Heated towel rail. Part ceramic tiled walls.

Frosted uPVC double glazed window to rear elevation.

**OUTSIDE**

To the front the property benefits from off-road parking for two vehicles. The rear garden offers a level garden with decked area leading to lawned gardens bounded by timber fencing.

**SERVICES**

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

