



DIRECTIONS

From our Chepstow office proceed up Moor street turning right onto A48, at the St. Lawrence roundabout take the first exit into Fairview. At the end of Fairview, bear right and then first left into Maple Ave. Take the second turning left into Ash Close where you'll find the property in the left hand corner.

SERVICES

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

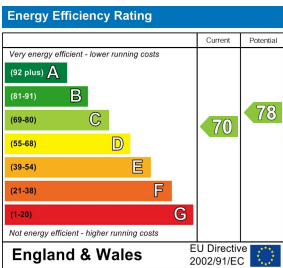
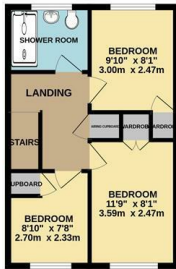
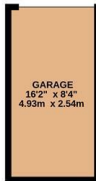
TENURE - FREEHOLD

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



GROUND FLOOR
556 sq ft. (51.4 sq.m.) approx.

1ST FLOOR
382 sq ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 940 sq ft. (87.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, masses and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser, valuer and mortgage lender have not been bound and no guarantee as to their accuracy or efficiency can be given.
Agents: Moon & Co. (01291) 629292

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.



2 ASH CLOSE, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5RB



£249,950

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

Moon & Co. are delighted to offer to the market this mid-link house enjoying a pleasant position within this quiet cul-de-sac on the ever popular Severn Approach development. Located conveniently close to nearby shops at Bulwark and Thornwell, along with Chepstow's town centre shopping. Good bus and rail networks are also available from the town centre, along with excellent road links from the M48 motorway.

This immaculate property briefly comprises to the ground floor entrance hall, cloakroom/WC, living/dining room and kitchen with three bedrooms and a shower room to the first floor. The property benefits from the low maintenance gardens to the front and rear, as well as a garage and parking.

The property is well presented throughout, very bright and sunny and worthy of viewing

GROUND FLOOR

RECEPTION HALL

With door to side elevation.

CLOAKROOM/WC

Low level WC and wash hand basin with mixer tap and tiled splashbacks set over storage cupboard. Frosted window to side.

LIVING/DINING ROOM

LIVING AREA

4.80m x 4.39m (15'9" x 14'5")

With large picture window to front elevation, flooding in natural light. Feature fireplace and stairs off to the first floor.

DINING AREA

3.00m x 2.46m (9'10" x 8'1")

With window to rear elevation. Door to: -

KITCHEN

3.00m x 2.34m (9'10" x 7'8")

Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks. One and a half bowl and drainer stainless steel sink unit with mixer tap. Four ring gas hob with double oven below. Built-in washing machine and fridge/freezer. Door and window to rear garden.

FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

BEDROOM 1

3.58m x 2.46m (11'9" x 8'1")

A double bedroom with window to front elevation. Built-in wardrobe.

BEDROOM 2

3.00m x 2.46m (9'10" x 8'1")

A double bedroom with window to rear elevation. Built-in wardrobe.

BEDROOM 3

2.69m x 2.34m (8'10" x 7'8")

A single bedroom with window to rear elevation. Overstairs storage cupboard.

SHOWER ROOM

Contemporary shower room appointed with large walk-in shower, vanity wash basin with mixer tap and low-level WC. Part-tiled walls. Frosted window to rear elevation.

GARDENS

To the front is a good sized landscaped garden with borders and shrubs. To the rear a pretty enclosed garden with lawned area, seating area and rear pedestrian gate leading to: - the parking area and the single car garage.

GARAGE

4.93m x 2.54m (16'2" x 8'4")

Off-road parking area and single car garage with up and over door.

SERVICES

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

