



DIRECTIONS

From Chepstow town centre proceed up the High Street through the town arch continuing up Moor Street turning right onto the A48. Take the first left turn signposted Bulwark and proceed through the shops to the roundabout taking the second exit. At the next roundabout take the first exit onto Thornwell Road taking the second right turn into Somerset Way, at the T junction turn right where you will find the property at the end of the cul-de-sac on the left-hand side.

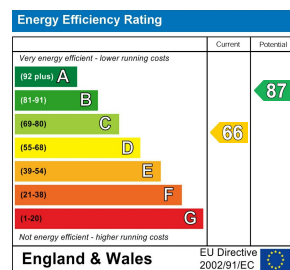
SERVICES

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.



**32 SOMERSET WAY, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5NP**

4 1 1 D

£260,000

**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.

32 Somerset Way occupies a pleasant position in a quiet cul-de-sac, located in this established, popular residential area of Chepstow. The property briefly comprises to the ground floor, entrance hall, WC, sitting/dining room, kitchen and utility room. To the first floor are four bedrooms and a family shower room. The property also benefits from low maintenance gardens to the front and rear with the possibility to add off-road parking at the rear.

Being situated in Bulwark a range of local amenities are close at hand to include primary schools, shops and pub, with a further range of amenities to be found in Chepstow town centre. There are good bus, road and rail links with A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

ENTRANCE HALL

Half glazed uPVC door and window to front elevation. Understairs storage. Wood effect flooring. Stairs to first floor.

SITTING ROOM

5.98m x 3.52m (19'7" x 11'6")

uPVC windows to front and rear elevations. Wood effect flooring. Doorway to: -

KITCHEN

3.8m x 2.66m (12'5" x 8'8")

Appointed with a good range of eye and base level storage cupboards with ample work surfacing over. Four ring gas hob with concealed extractor over and oven below. Stainless steel and drainer sink unit with chrome mixer tap. Space for fridge/freezer and washing machine. Tiled splashbacks and laminate flooring. uPVC window to rear elevation. Giving access to: -

UTILITY AREA

Housing Combi-boiler and benefitting from handy storage space. Frosted half glazed door to side elevation.

GROUND FLOOR WC

Frosted window to side elevation. Part-tiled walls. Low level WC.

FIRST FLOOR STAIRS AND LANDING

Loft access point.

BEDROOM 1

3.23m x 3.55m (10'7" x 11'7")

With uPVC window to front elevation. Built-in storage cupboard.

BEDROOM 2

3.23m x 2.87m (10'7" x 9'4")

With uPVC window to front elevation. Built-in wardrobe.

BEDROOM 3

2.65m x 2.6m (8'8" x 8'6")

A double bedroom with window to rear elevation.

BEDROOM 4

2.35m x 2.65 (7'8" x 8'8")

With window to rear elevation.

SHOWER ROOM/WET ROOM

Appointed with a three piece suite to include low level WC, pedestal wash hand basin with taps and walk-in shower unit with electric shower over. Part-tiled walls. Two frosted windows rear elevation.

OUTSIDE

To the rear is a low maintenance garden with stone chipped area and garden shed. Possibility to create off-road parking in the rear garden. To the front steps leading up to low maintenance stone chipped garden. Gated access to the rear garden.

SERVICES

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

