



DIRECTIONS

From our Chepstow office proceed up the High Street, through the town arch heading up Moor Street turning right onto the A48. At the roundabout take the first exit onto Fair View. Proceed down this road to the 'T' junction turning right then left into Maple Avenue. Proceed almost to the end of Maple Avenue where, following the numbering, you will find the property on the left-hand side.

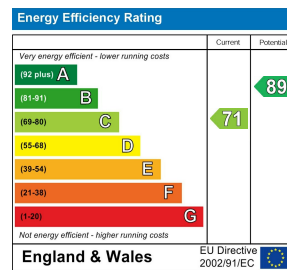
SERVICES

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.



TOTAL FLOOR AREA: 72.8 sq. m. (787 sq. ft.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of floor, wall, ceiling and plot areas are approximate and not guaranteed. Measurements are for information only. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given. Measurements are taken to the best of our knowledge.

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.



**105 MAPLE AVENUE, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5RT**



£230,000

Sales: 01291 629292
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Moon and Co are delighted to offer to the market, 105 Maple Avenue. This extended, end of terrace property would suit a variety of markets to include first time buyers, young families and the retired market seeking a quiet residential location yet retaining very convenient access to a range of local amenities, schools and the M48/ M4 Motorway network. The well-planned living accommodation briefly comprises entrance porch, lounge, newly fitted kitchen, dining room/second reception and a WC/shower room off. To the first floor there are two bedrooms and a bathroom. Further benefits include allocated parking and low-maintenance gardens to both front and rear elevations.

Being situated in Bulwark a number of facilities are close at hand to include local primary schools, shops and a pub with a further range of facilities 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 PORCH

Door to front elevation. Storage cupboard. Window to front.

LOUNGE

3.96m x 3.56m (12'11" x 11'8")

With window to front elevation. Stairs to first floor. Open to:-

KITCHEN

3.56m x 3.14m (11'8" x 10'3")

Comprising an extensive range of newly fitted base and eye level storage units with wood effect work surfacing over and tiled splashbacks. Inset sink with taps. Integrated appliances to include four ring gas hob with extractor over, double oven/grill, freezer and washing machine. Space for freestanding fridge/freezer. Window to rear elevation. Wood effect flooring. Wall mounted Glo Worm combi gas boiler (approximately 3 years old). Door to :-

DINING ROOM

3.99m x 3.56m (13'1" x 11'8")

Offers a versatile reception space with window to rear elevation Velux roof light. Wood effect flooring. Door to rear garden.

GROUND FLOOR WC

Wash hand basin inset to vanity unit with mixer tap and low-level WC. Tiled splashback and tiled floor. There is also an area for a shower if purchasers wished to reinstall. Frosted window to side

FIRST FLOOR STAIRS AND LANDING

Loft access point. Doors to all rooms.

BEDROOM 1

3.56m x 2.99m (11'8" x 9'9")

Window to front elevation. A double bedroom with built-in wardrobe.

BEDROOM 2

3.14m x 2.67m (10'3" x 8'9")

A single bedroom with window to rear elevation.

BATHROOM

Appointed with a neutral suite comprising panelled bath with electric shower over, low level WC and pedestal wash hand basin. Tiled surround. Frosted window to rear elevation. Heated towel rail.

OUTSIDE

To the rear is a step up to pedestrian pathway leading to rear gated access, which leads to two parking spaces. Rear garden mainly laid to stones providing low maintenance and having storage unit, being fully enclosed on all sides by fencing. Pedestrian side access. To the front is a pedestrian pathway leading to the front door. Front garden mainly laid to lawn bordered with mature plants and shrubs and fully enclosed by hedgerow and fencing.

SERVICES

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

