



DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the first exit into Fair View. At the end of Fair View turn right and then immediately left into Maple Avenue. Continue down Maple Avenue where you will find this property on your left.

SERVICES

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

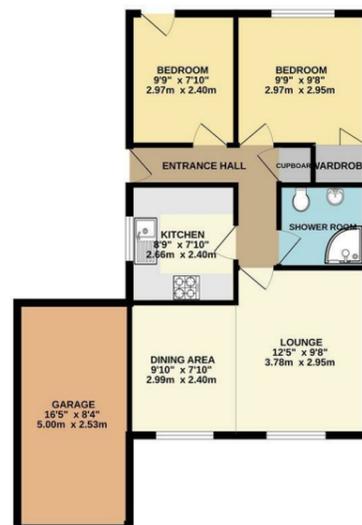
Council Tax Band TBC

TENURE - FREEHOLD

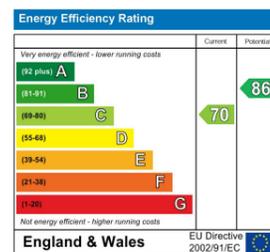
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA - 684 sq.ft. (63.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing particulars, Moon & Co. does not accept any liability for any errors or omissions in the particulars. The plan is for illustrative purposes only and should not be used as a basis for any purchase agreement. The various systems and appliances shown need not be fitted and the purchaser is advised to check the details with the vendor.



49 MAPLE AVENUE, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5RG



£220,000

Sales: 01291 629292

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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.

49 Maple Avenue an end link, two-bedroom bungalow occupying a pleasant position in this popular residential area. Bungalows of this nature are hard to come by and viewing is highly recommended. The property briefly comprises an 'L' shaped living/dining room, kitchen, modern shower room and two bedrooms, along with a single car garage and low maintenance rear garden.

Being situated in Bulwark, a range of local facilities include primary schools, shops and pub. With a further abundance of amenities in nearby Chepstow. There are good bus, road and rail links with A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

ENTRANCE HALL

With door to side elevation.

LIVING/DINING ROOM

5.51m x 3.73m max (18'1" x 12'3" max)

An L shaped reception room with three windows to front elevation.

KITCHEN

2.74m x 2.67m (9' x 8'9")

Appointed with a range of base storage units with ample work surfacing over. Inset one bowl and drainer sink unit. Tiled splashbacks. Space for washing machine, fridge and cooker. Wall mounted gas fired boiler providing domestic hot water and central heating. Window to side elevation.

SHOWER ROOM

Appointed with a modern three-piece suite to include step-in shower, low level WC and pedestal wash hand basin. Part tiled walls. Chrome heated towel rail.

BEDROOM 1

3.05m x 2.95m (10' x 9'8")

A double bedroom with window to rear elevation.

BEDROOM 2

2.95m x 2.44m (9'8" x 8')

A single bedroom with door to rear garden.

OUTSIDE

GARDENS

To the front a gravelled garden with driveway and parking for one vehicle, giving access to the single car garage with up and over door. To the side is a small courtyard giving access to the front door and to the rear a pleasant enclosed low maintenance garden.

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