



DIRECTIONS

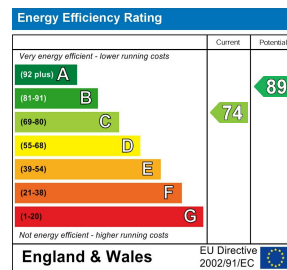
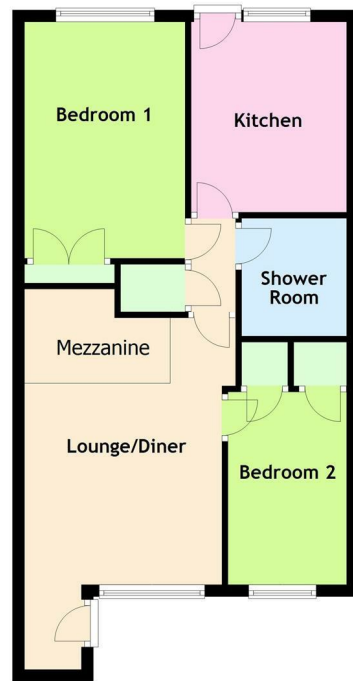
From our Chepstow office proceed to the main St. Lawrence roundabout taking the first exit into Fair View. At the end of Fair View turn right and then immediately left into Maple Avenue. Continue down Maple Avenue where you will find Ash Close on your left hand side.

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.



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



£235,000

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.

Offered to the market with the benefit of no onward chain, 1 Ash Close comprises an immaculately presented end terrace bungalow affording well planned living accommodation to include entrance hall, lounge/diner with mezzanine study area, fully fitted kitchen, two double bedrooms and shower room. Further benefits include generous gardens to both the front and the rear, private driveway parking for two vehicles and a single car garage. The property is situated in a quiet and popular residential location within easy access to Chepstow town centre and the motorway network. This property would ideally suit a variety of markets to include first time buyers, young families, retired market or indeed as an excellent investment opportunity. We strongly advise an internal viewing to appreciate what this property has to offer.

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

uPVC door and glazed panel leads into the entrance hall with cloaks area.

LOUNGE/DINER

A generous reception room with window to front elevation overlooking the front garden. From this room is a ladder leading to:

MEZZANINE STUDY AREA

Ideal space for the everyday home worker. Two frosted windows to front elevation. Power.

BEDROOM 2

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

INNER HALL

With loft access point. Useful storage cupboard with space and plumbing for a washing machine.

BEDROOM 1

A generous double bedroom with built-in wardrobe. Window to rear elevation overlooking the rear garden.

SHOWER ROOM

Comprising a modern neutral suite to include corner shower cubicle with mains fed water fall shower head and separate attachment, low level WC and wash hand basin with mixer tap inset to vanity unit. Part tiled walls. Heated towel rail.

KITCHEN

Recently upgraded by the current owner to comprise a range of contemporary fitted base and eye level storage units with work tops over. Inset one bowl and drainer sink unit with mixer tap. Tiled splashbacks. Integrated four ring induction hob with extractor over, oven below and dishwasher. Space for full height fridge/freezer. Window and door to rear elevation.

OUTSIDE

GARAGE

A single car garage with up and over door.

GARDENS

To the front is a generous sized and low maintenance garden mainly laid to lawn with pedestrian pathway leading to the front entrance and side access on one side leading to the rear. To the rear the garden is of a good size and low maintenance, comprising a sizeable paved patio area perfect for dining and entertaining and an area laid to lawn bordered by a range of plants and shrubs. The garden benefits from a power socket and outside tap, being fully enclosed by brick wall and hedging. Pathway leading to the gated pedestrian access which leads to the private driveway providing off street parking for two vehicles and the garage.

SERVICES

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

