



DIRECTIONS

From our Chepstow office, proceed up the High Street, turning right onto the A48 to the roundabout taking the first exit onto Fair View, continuing along this road, where at the T junction, turn right and then immediately left onto Maple Avenue. Continue along this road, turning left onto Sycamore Avenue, follow the road to the T junction turning right onto Laburnum Way where you will find the property at the end of the cul-de-sac.

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.

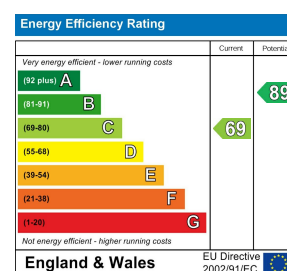


**29 LABURNAM WAY, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5RF**



£229,995

**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.

Laburnum Way comprises a beautifully presented and updated mid-terrace property situated within a quiet cul-de-sac. The property offers an enclosed front porch leading into the sitting room which in turn leads to the kitchen/diner. Stairs from the sitting room give access to the first-floor landing which in turn leads to the two bedrooms and modern shower room. Outside the property benefits from off-road parking and private rear garden.

Being situated in Bulwark a range of local amenities are close at hand to include primary schools, shops and restaurants, with further amenities in nearby Chepstow with its attendant range of facilities. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

GROUND FLOOR

ENTRANCE PORCH

With uPVC door and windows to front elevation. Door to:-

SITTING ROOM

4.18m x 3.5m (13'8" x 11'5")

A bright and airy reception room with uPVC window to front elevation. Stairs to first floor. Wood effect flooring.

KITCHEN/DINER

3.54m x 3.14m (11'7" x 10'3")

Appointed with a recently updated range of kitchen units with wood effect work surfacing over. Inset four ring gas hob with extractor over, electric oven below and tiled splashbacks. One and a half bowl and drainer stainless steel sink unit with mixer tap. Space for washing machine and fridge/freezer. uPVC window and door to rear elevation. Ceramic tiled flooring. Wall mounted gas boiler.

FIRST FLOOR STAIRS AND LANDING

Loft access point leading to a boarded loft with integrated ladder. Access to all first floor rooms.

BEDROOM 1

3.55m x 2.98m (11'7" x 9'9")

A double bedroom with built-in over stairs storage cupboard. uPVC window to front elevation.

BEDROOM 2

3.14m x 2.74m (10'3" x 8'11")

A double bedroom currently being used as a home office. uPVC window to rear elevation.

SHOWER ROOM

A modern updated shower room comprising a three-piece suite to include low level WC, wash hand basin inset to vanity storage unit with matt black tap and double step-in shower enclosure with electric shower unit over and matt black shower attachment. Chrome heated towel rail. Frosted uPVC window to rear elevation. Ceramic tiled flooring and part-tiled walls.

OUTSIDE

PARKING

Off-road parking in communal car park.

GARDENS

To the front is a gated entrance with pathway leading through the level lawned area to the front entrance. To the rear is a patio area and a level garden which is mainly laid to lawn.

AGENTS NOTE

Fibre optic connected.

SERVICES

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

