



## DIRECTIONS

From Chepstow town centre proceed up the High Street turning right onto the A48 taking the turning left towards Bulwark and proceed to the roundabout taking the first exit. Continue along Bulwark Avenue to the end of the road turning right into Raglan Way where following the numbering you will find the property on your right-hand side.

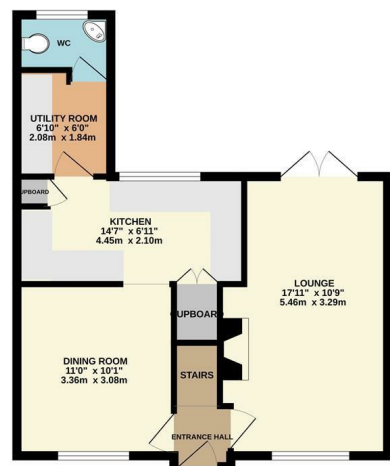
## SERVICES

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.

GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.

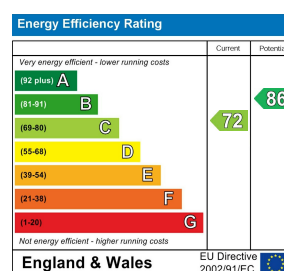


1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan C2025



**62 RAGLAN WAY, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5QP**



**£269,950**

**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 is this deceptively spacious end-terraced property, located in this popular and quiet residential location, within walking distance of local schools and other amenities.

The well-planned living accommodation briefly comprises to the ground floor: entrance hall, lounge, dining room, kitchen, utility room and cloakroom/WC with three bedrooms and a four-piece family bathroom to the first floor. Further benefits include, driveway/parking and low maintenance gardens to the front and rear. The property will no doubt suit a variety of clients and offers a fantastic opportunity to modernise and reconfigure to create open-plan kitchen/dining family space which will cater for everyday living needs. We strongly recommend arranging a viewing to appreciate what this property has to offer.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Stairs to first floor.

LOUNGE

5.46m x 3.28m (17'11" x 10'9")

A very generous and well-proportioned reception room with window to front elevation and French doors to rear patio area. Feature exposed fireplace with stone hearth and gas fire.

DINING ROOM

3.35m x 3.07m (11'0" x 10'1")

A formal dining space with window to front elevation. Open archway to: -

KITCHEN

4.45m x 2.11m (14'7" x 6'11")

Appointed with a range of base and eye level storage units with laminate worktop and tiled splashbacks. Inset one and a half bowl and drainer stainless steel sink unit. Four ring gas hob and eye level oven/grill. Understairs storage cupboard with inset shelving. Window to rear garden. Door to: -

UTILITY ROOM

2.08m x 1.83m (6'10" x 6'0")

Benefitting from laminate worktop with tiled splashbacks. Space for undercounser white goods. Tiled flooring. Door and window to rear garden. Door to: -

CLOAKROOM/WC

With wall mounted corner wash hand basin and low-level WC. Part-tiled walls and tiled flooring. Frosted window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Airing cupboard with fitted shelving housing Worcester gas combination boiler. Loft access point.

BEDROOM 1

3.35m x 3.28m (11'0" x 10'9")

A generous double bedroom with windows to front and side elevations. Fitted wardrobe.

BEDROOM 2

3.35m x 3.07m (11'0" x 10'1")

A double bedroom with window to front elevation.

BEDROOM 3

3.28m x 2.11m (10'9" x 6'11")

A single bedroom with window to rear elevation.

BATHROOM

Comprising a four-piece suite to include corner shower cubicle with mains fed shower unit and tiled surround, panelled bath with hand-held shower attachment, wash hand basin with mixer tap inset to vanity unit and low-level WC. Part-tiled walls and tiled flooring. Two frosted windows to rear elevation.

GARDENS

To the front, with shared driveway as well as low maintenance attractive front garden area, mainly laid to stones with a range of attractive plants and shrubs. Low level brick wall to the side and front boundary. To the rear is a sizeable and very private westerly facing garden with patio area perfect for dining and entertaining. Steps lead up to an attractive rockery area with mature plants and shrubs. Further steps lead up to a sizeable level area laid to a paved patio and an area laid to lawn bordered by an attractive range of plants and shrubs. Feature pond and a vegetable plot. Useful green house. The garden is fully enclosed by block wall and timber fencing.

SERVICES

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

