



## DIRECTIONS

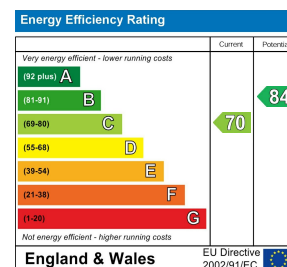
From Chepstow town centre proceed up the High Street, turning right onto the A48. Take the left turn at Bulwark corner, proceed along this road, taking the first left into St. George's Road. Following the road around to the right, turn right into St. David's Close, proceed to the end of this road where you will find the property in the corner of the cul de sac.

## 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.



**23 ST. DAVIDS CLOSE, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5JZ**



**£249,500**

**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 this semi-detached property is situated in a well-established residential setting in a quiet cul-de-sac position, within walking distance to Chepstow town centre. The property affords well-planned and practical living accommodation, briefly comprising to the ground floor: entrance hall, WC, fully fitted kitchen and lounge/dining room, whilst to the first floor are two double bedrooms, a single bedroom and a family bathroom. Further benefits include low maintenance gardens to the front and rear, single garage and private driveway providing parking for one vehicle.

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

**GROUND FLOOR**

**ENTRANCE HALL**

A welcoming entrance hall with uPVC door to front elevation with side panel. Stairs off and understairs storage cupboard.

**GROUND FLOOR WC**

With low level WC. Frosted window to front elevation.

**KITCHEN**

With an extensive range of base and eye level storage units with ample laminate worktops. One bowl and drainer stainless steel sink unit with mixer tap. Four ring gas hob with extractor hood over and oven/grill below. Space for washing machine and full height fridge/freezer. Tiled floor. Window to front elevation.

**LOUNGE/DINER**

**5.13m x 4.42m max (16'9" x 14'6" max)**

Comprising a very generous reception room affording space for a dining table and living area. Feature exposed stone fireplace with quarry tiled hearth, currently blocked but having the option to insert a wood burner, if desired. Window and door to rear garden.

**FIRST FLOOR STAIRS AND LANDING**

Loft access point. Airing cupboard with inset shelving.

**BEDROOM 1**

**3.73m x 3.14m (12'2" x 10'3")**

A generous double bedroom with window to front elevation.

**BEDROOM 2**

**3.80m x 3.15m (12'5" x 10'4")**

A double bedroom with window to rear elevation.

**BEDROOM 3**

**2.53m x 2.48m (8'3" x 8'1")**

A good-size single bedroom with window to rear elevation.

**FAMILY BATHROOM**

Comprising a neutral suite to include panelled bath with electric shower over and tiled surround, pedestal wash hand basin with taps and low-level WC. Frosted window to front elevation.

**OUTSIDE**

Pedestrian gated access leading to the front garden, comprising a low maintenance space mainly laid to lawn with pedestrian access leading to storm porch and pedestrian access leading down the side to the rear garden, the front garden is fully enclosed by timber fencing. Rear garden comprises a level plot mainly laid to lawn with gated pedestrian pathway leading to the rear single garage and driveway. The rear garden is fully enclosed by timber fencing.

**GARAGE**

**4.89m x 2.43m (16'0" x 7'11")**

Single garage with manual up and over door, power and light connected. Pedestrian door to garden.

**SERVICES**

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

