



## DIRECTIONS

From our Chepstow office proceed up Moor street turning right onto the A48. Proceed to the High Beech Roundabout, taking the first exit into Fair View. Continue to the end of the road turning right and then immediately left onto Maple Avenue. Continue along this road, taking the sixth turning on the left-hand side into Oak Close where you will find the property towards the end of the cul-de-sac on your left hand side.

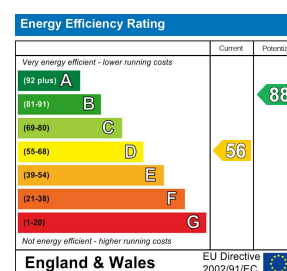
## SERVICES

All mains services are connected. Heating is by air source heat pump.

Council Tax Band D

## TENURE - FREEHOLD

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



**7 OAK CLOSE, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5RL**

**2** **1** **1** **D**

**£234,950**

**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.



Situated in this popular residential location within a quiet cul-de-sac setting, retaining excellent access to both Chepstow town centre and the motorway network, this end of terrace two-bedroom property offers well-planned living accommodation arranged over one floor and briefly comprises entrance hall, generous lounge/diner, fully fitted kitchen, two double bedrooms and bathroom. Further benefits include garage, low maintenance gardens both to front and rear, uPVC double glazing throughout and recently installed air source heating, which provides fantastic efficiency. We would strongly recommend organising a viewing to appreciate what this property has to offer.

Being situated in Bulwark, a number of facilities are close at hand to include local 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 Newport, Cardiff and Bristol all within commuting distance.

**ENTRANCE HALL**

With uPVC door to front elevation. Fitted units and inset shelving. Door to: -

**LOUNGE/DINER**

**7.4m x 4.7m (24'3" x 15'5")**

A sizable reception room with ample space for living and dining requirements, enjoying large window to front elevation. Wall-mounted log-effect electric fire.

**BEDROOM 2**

**3.3m x 2.0m (10'9" x 6'6")**

A double bedroom with window to front elevation. Two built-in storage cupboards, one of which is housing the water tank.

**INNER HALLWAY**

Wood effect laminate flooring.

**BEDROOM 1**

**4.5m x 2.7m (14'9" x 8'10")**

A generous double bedroom with built-in double wardrobe and window to rear elevation. Wood effect laminate flooring.

**KITCHEN**

**3.0m x 2.6m (9'10" x 8'6")**

Appointed with an extensive range of base and eye level storage units with ample laminate worktop and tiled splashbacks. Four ring gas hob with extractor over and oven/grill below. Space for fridge/freezer and washing machine. One bowl and drainer stainless steel sink unit with mixer tap. Tiled floor. Window to rear elevation and uPVC door leading out to storeroom.

**BATHROOM**

Comprising a modern neutral suite to include panelled bath with mains fed shower unit over with tiled surround and glass shower screen, pedestal wash hand basin with tiled splashback and low-level WC. Wall-mounted mirrored cupboard. Part-tiled walls and fully tiled floor.

**OUTSIDE**

**GARAGE**

The property benefits from a single garage, the first one on the left situated in a separate garage block, with plenty of off-road parking.

**GARDENS**

To the front is a sizeable, level, low-maintenance garden area mainly laid to lawn with paved pedestrian pathway leading to front entrance. The rear garden benefits a useful lean-to wooden store leading to the rear garden which comprises a small paved patio area and pedestrian pathway leading to the gate at the rear. The majority of the rear garden is laid to lawn and bordered by an attractive range of plants and shrubs, being of a safe, private and secure nature and fully enclosed by timber fencing and low-level brick wall.

**SERVICES**

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