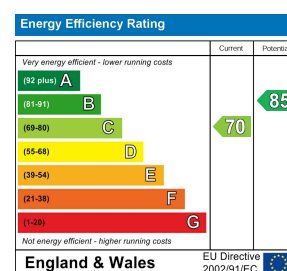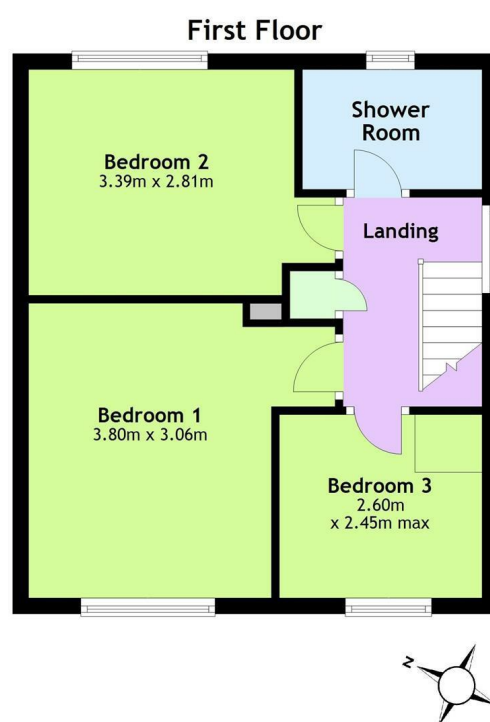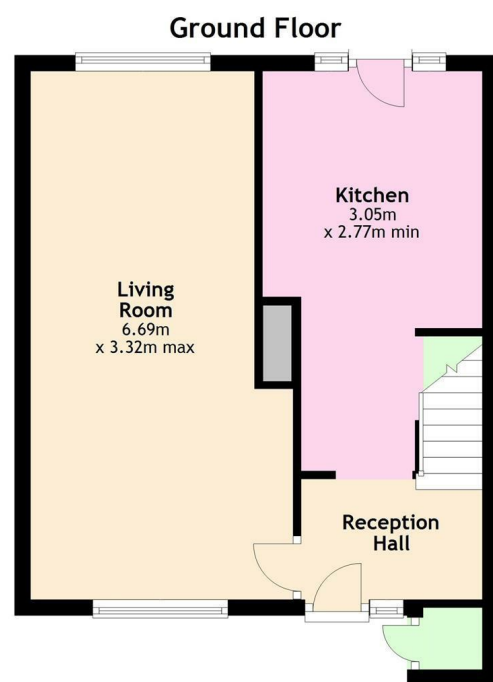# MOON & Co

DIRECTIONS

From our Chepstow office proceed up Moor Street to the main road junction, turn right and then take the first turning left to Bulwark. Continue along this road without deviation past the shops, carrying straight ahead at both the first and second roundabout into Thornwell Road, carry along Thornwell Road where you will find the property on your right hand side.

SERVICES

All mains services are connected to include gas central heating.
Council Tax Band C.

TENURE - FREEHOLD

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

Ground Floor

Kitchen
3.05m
x 2.77m min

Living
Room
6.69m
x 3.32m max

Reception
Hall

First Floor

Bedroom 2
3.39m x 2.81m

Shower
Room

Landing

Bedroom 1
3.80m x 3.06m

Bedroom 3
2.60m
x 2.45m max

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

MOON & Co

58 THORNWELL ROAD, BULWARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5NS

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£259,950

Sales: 01291 629292
E: sales@thinkmoon.co.uk

FIRST FLOOR STAIRS AND LANDING
With window to side elevation.

BEDROOM 1
3.80m x 3.06m (12'5" x 10'0")
A double bedroom with window to front elevation.

BEDROOM 2
3.39m x 2.81m (11'1" x 9'2")
A double bedroom with window to rear elevation.

BEDROOM 3
2.60 x 2.45m (8'6" x 8'0")
With window to front elevation.

SHOWER ROOM
Appointed with a three-piece suite to include low level WC, pedestal wash hand basin and walk-in shower. Frosted window to rear. Tiled walls.

GARDENS
To the front with flower borders and off-road parking for one vehicle. Side pedestrian access leads to rear garden benefitting from paved seating area and well-stocked flower borders.

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

GROUND FLOOR

ENTRANCE HALL
Door to front elevation. Stairs off.

LIVING ROOM
6.69m x 3.32m maximum (21'11" x 10'10" maximum)
A spacious reception room with windows to front elevation and rear garden. Feature fireplace.

KITCHEN
3.05m x 2.77m minimum (10'0" x 9'1" minimum)
Appointed with a good range of base and eye level storage units with ample work surfacing over and tiled splashbacks. Inset one and a half bowl and drainer sink unit. Four ring gas hob with concealed extractor over and oven below. Space for washing machine. Windows and frosted door to rear garden.

Moon&Co. are delighted to offer to the market this end-link house, located in the popular and established Thornwall Road area of Bulwark with local schools, shops and other amenities close at hand. The property briefly comprises to the ground floor: entrance hall, living room and kitchen along with three bedrooms and shower room the first floor. Being an end-link property you have the benefit of side access to the attractive well-stocked garden to the rear, as well as parking to the front.

There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Newport and Cardiff all within easy commuting distance.