



## DIRECTIONS

From our Chepstow office proceed up Moor Street turning right onto the A48. Continue along this road to the roundabout taking the first exit onto Fair View. At the end of the road turn right and then immediately left onto Maple Avenue. Proceed along Maple Avenue taking the left turning into Holly Close, where following the numbering you will find the property on your left hand side.

## SERVICES

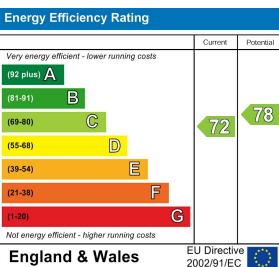
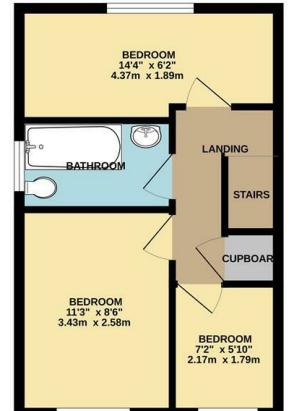
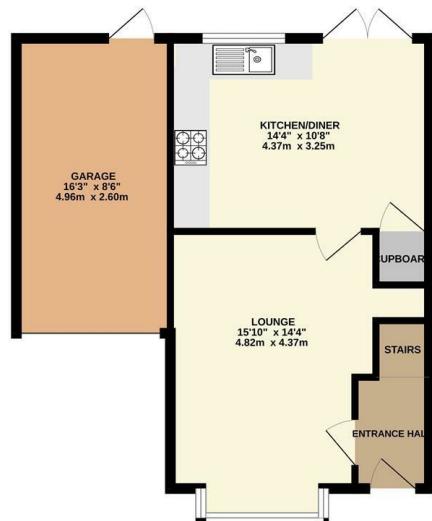
All mains services are connected to include mains gas central heating.  
Council tax band D

## TENURE - FREEHOLD

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

GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description 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. The information contained here is for guidance 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 Metripro 4.0.25

## 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 furnishings 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.



**47 HOLLY CLOSE, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5RP**



**£282,500**

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

Occupying a pleasant position within this quiet cul-de-sac setting in a popular residential location this three bedroom mid-link home will no doubt suit a variety of markets to include first time buyers, professional couples, young families or indeed the retired market. The well planned living accommodation briefly comprises to the ground floor entrance hall, well proportioned lounge with feature bay window and a fantastic open plan kitchen/dining room with French doors to the rear garden. On the first floor there are two double bedrooms, a third single bedroom and a family bathroom. The property further benefits uPVC double glazing throughout and a gas combi-boiler. An attractive and extensive private driveway to the front and a low maintenance good sized rear garden as well as a single garage.

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

We would strongly recommend arranging an internal viewing to appreciate what this property has to offer.

## GROUND FLOOR

### ENTRANCE HALL

uPVC entrance door. Wood effect laminate floor. Staircase to the first floor, door to:-

### LOUNGE

#### 4.83m x 4.37m (15'10" x 14'4")

A well proportioned reception room with a feature bay window to the front elevation. Useful understairs storage area and door to:-

### KITCHEN/DINING ROOM

#### 4.37m x 3.25m (14'4" x 10'8")

A fantastic open plan space with the kitchen area comprising an extensive range of fitted wall and base units with solid wood worktop and tiled splashbacks. Inset ceramic single bowl sink with drainer and mixer tap. Integrated appliances to include AEG four ring induction hob with feature stainless steel extractor hood over, and AEG eye level integrated electric oven and separate grill. Space and plumbing for washing machine and space for a full height free standing fridge/freezer. The dining area offers plenty of space for a dining table and chairs and has a useful built-in storage



cupboard. Contemporary wood effect laminate floor. Window to the rear elevation enjoying views over the garden and French doors leading out to the rear patio area.

## FIRST FLOOR STAIRS AND LANDING

Loft access point and built-in airing cupboard.

## PRINCIPAL BEDROOM

#### 4.37m x 1.88m (14'4" x 6'2")

A good sized double bedroom with a window to the rear elevation.

## BEDROOM TWO

#### 3.43m x 2.59m (11'3" x 8'6")

A double bedroom with a window to the front elevation.

## BEDROOM THREE

#### 2.18m x 1.78m (7'2" x 5'10")

A single bedroom, currently utilised as a home office with a window to the front elevation.

## FAMILY BATHROOM

Comprising a neutral suite to include panelled bath with



chrome shower attachment over, pedestal wash hand basin and low-level WC. Fully tiled walls and wood effect laminate flooring. Frosted window to side elevation.

## OUTSIDE

To the front of the property is a paved driveway providing off-street parking for up to three vehicles with immediate access to the attached single garage and an attractive low maintenance area laid to slate. The rear garden is of a good size comprising an attractive paved patio area and a level area laid to lawn. The rear garden is fully enclosed by timber fencing with a courtesy pedestrian door leading into the garage.

## GARAGE

#### 4.95m x 2.59m (16'3" x 8'6")

An attached single garage with manual up and over door and a courtesy door to rear garden.

## SERVICES

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