



From our Chepstow office proceed up the High Street turning right onto the A48. Proceed along this road taking the left hand turn at Bulwark Corner. Proceed along this road passing the shops on your left hand side, heading over the first roundabout. Proceed to the next roundabout bearing right onto Burnt Barn Road. Proceed along this road taking the left hand turn onto Western Avenue where you will find the property on your left hand side.

**Disclaimer**  
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**PLEASE NOTE**  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishings.

**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 fact.  
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Moon & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



59 Western Avenue  
, Chepstow, NP16 5NN

Guide Price £214,950





Description

- \* IMMACULATELY PRESENTED AND EXTENDED MID-TERRACED PROPERTY
- \* THREE BEDROOMS
- \* LIVING ROOM
- \* DINING ROOM OPEN PLAN TO KITCHEN/BREAKFAST ROOM
- \* ENCLOSED FRONT AND REAR GARDENS
- \* VIEWING HIGHLY RECOMMENDED

Accommodation

DESCRIPTION  
59 Western Avenue comprises of a spacious mid-terraced property which has been extended and fully refurbished and is well presented throughout offering to the ground floor reception hall giving access to living room as well as access to dining room which in turn is open to kitchen/breakfast room, with three bedrooms and family bathroom to the first floor. Outside the property is approached via gated access with lawned front gardens as well as enclosed lawned rear gardens. Being situated in Bulwark, a number of amenities are close at hand to include local primary schools, shops, pubs and restaurants 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 within easy commuting distance.

GROUND FLOOR

RECEPTION HALL  
With upvc double glazed front door and frosted window. Laminate flooring. One double panelled radiator. Coving. Access to living room and dining room.

LIVING ROOM  
21'10" x 9'4"  
Upvc double glazed window to front elevation. Cast iron wood burner inset into brickwork fireplace with wooden lintel over. Laminate flooring. One double panelled radiator. Coving. Archway to dining room.

LIVING ROOM VIEW 2

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LIVING ROOM FIREPLACE

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DINING ROOM  
16'8" x 9'1"  
With polished porcelain flooring. Storage cupboard. One double panelled radiator. Coving. Open plan to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM  
18'2" x 9'8"  
Appointed with a matching range of base and eye level Shaker style units with wood block work tops. Inset four ring gas hob with electric fan assisted oven and grill below. Integrated fridge/freezer and wine cooler. Space for washing machine. Ceramic one and a half bowl and drainer sink with chrome mixer tap. Subway tiled splashbacks. Polished porcelain flooring. Two upvc double glazed windows to rear elevation. Velux roof light into vaulted ceiling. Spotlighting. One double panelled radiator.

FIRST FLOOR STAIRS AND LANDING  
With loft access point. Boiler cupboard. Coving.

BEDROOM 1  
12'3" x 10'1"  
Upvc double glazed window to front elevation. One single panelled radiator. Coving.

BEDROOM 2  
10'11" x 9'3" maximum including wardrobe recess  
Upvc double glazed window to rear. One single panelled radiator. Fitted wardrobe/storage recess. Coving.

BEDROOM 3  
8'5" x 7'11" maximum '0"Lshape  
Upvc double glazed window to front. Storage cupboard. One single panelled radiator. Coving.

FAMILY BATHROOM  
Recently updated bathroom comprising a white suite to include low level w.c. Wash hand basin with chrome mixer tap inset into vanity unit. Panelled bath with chrome mixer tap, chrome shower over with rainfall head. Chrome heated towel rail. Tiled wooden floor. Frosted upvc double glazed window to rear elevation. Spotlighting.

OUTSIDE  
To the front the property is approached via wrought iron gated access to pathway leading to front entrance door with gardens predominantly laid to lawn and stone. The rear gardens offer paved seating area leading to level lawns with steps to lower level with store shed. (Could be utilised for parking) Bounded by timber fencing.

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

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

