



- SUPERBLY PRESENTED EXTENDED PROPERTY IN SOUGHT AFTER AREA
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GOOD SIZED KITCHEN AND BREAKFAST ROOM
- BATHROOM AND SEPARATE GROUND FLOOR SHOWER ROOM
- PARKING AND GARDENS
- VIEWING HIGHLY RECOMMENDED



**DIRECTIONS** From Chepstow proceed up the High Street through the town arch continuing up Moor Street turning right onto the A48. At the roundabout take the first exit onto Fairview. Continue down Fairview to the T-junction turning right and then immediately left onto Maple Avenue. Proceed down Maple Avenue turning left into Rowan Drive taking the second right turn onto Western Avenue where following the numbering you will find the property almost at the end of this road on the left hand side.

#### SERVICES

All mains services are connected to include gas central heating.

#### TENURE - FREEHOLD

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

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.

## 63 Western Avenue

Bulwark, Chepstow, NP16 5NW

### £200,000





Description

Superbly presented mid terrace property in most sought after area. To the ground floor reception hall with stairs to first floor landing. Also from reception hall, door to modern kitchen open to breakfast room. Off the breakfast room door to rear garden, ground floor shower room and dining room. Also from reception hall, door to living room which is open to the dining with French doors to rear. To the first floor three bedrooms and modern bathroom. To the front elevation parking for two vehicles. To the rear well maintained gardens. The property itself is situated within this sought after local residential area close to the amenities that can be found at Bulwark. There are also good junior schools nearby. Chepstow is also close at hand with its attendant range of facilities. You will find bus and rail links here. The A48, M48 and M4 motorway networks bring Newport, Cardiff and Bristol within commuting distance.

Accommodation

GROUND FLOOR

RECEPTION HALL

Approached via UPVC panelled door with obscure double glazed inserts. Wood effect flooring. Stairs to first floor landing. Panelled radiator. Doors off.

KITCHEN

16'2 x 8'10 maximum measurements  
Fitted with a modern range of base and eye level storage units. End display cabinets. Under pelmet lighting. One and a half bowl stainless steel sink and mixertap set into granite effect work surfaces. Tiled splashabcks. Built-in double oven. 4 ring gas hob set into work surface. Tiled splashbacks. Plumbing and space for automatic washing machine and dishwasher. Space for upright fridge/freezer. Ceramic tiled floor. Open to breakfast area.

BREAKFAST AREA

7'1 x 6'4  
Vaulted ceiling with double glazed velux roof window to rear elevation. Continuation of ceramic tiled floor. Panelled radiator. Door to dining room. Open to rear hallway.

REAR HALLWAY

Coving. Ceramic tiled flooring. UPVC double glazed and panelled door to rear elevation. Door to ground floor shower room.

GROUND FLOOR SHOWER ROOM

Modern white suite to include low level wc. Corner wash hand basin with chrome mixertap. Step in enclosure with electric shower. Full tiling to walls. Tiled floor. Chrome towel radiator. Obscure UPVC double glazed window to rear elevation.

DINING ROOM

10'10 x 11'9  
Wood effect flooring. Panelled radiator. UPVC double glazed French doors to rear elevation. Open to living room.

LIVING ROOM

21'10 x 10'10 maximum measurements  
Coving. Feature fireplace with living flame gas fire inset. Wood effect flooring. UPVC double glazed window to front elevation. Doors to reception hall.

FIRST FLOOR STAIRS AND LANDING

Access to loft inspection point. Cupboard housing wall mounted gas combination boiler. Doors off.

BEDROOM 1

12'8 to include door recess and wardrobes x 10'9  
Range of fitted bedroom furniture to remain. Panelled radiator. UPVC double glazed window to front elevation.

BEDROOM 2

12'9 max to door x 9'2  
Panelled radiator. UPVC double glazed window to rear elevation.

BEDROOM 3

7'11 x 8'5 to include wardrobe  
Fitted wardrobe. Panelled radiator. UPVC double glazed window to front elevation.

BATHROOM

Low level dual push button flush wc. Wash hand basin set over vanity storage unit. Corner barh. Full tiling to walls. Tiled floor. Panelled radiator. UPVC double glazed window to rear elevation.

OUTSIDE

To the front elevation tarmacadam driveway with parking for two vehicles to the rear. Lawned area and loose stone chipped area with steps down to split level paved sun terrace. Further lawn area. Garden shed to remain with power points and lighting. Raised beds and borders. Wall and fence to boundary. Pedestrian gate to rear.

