



## DIRECTIONS

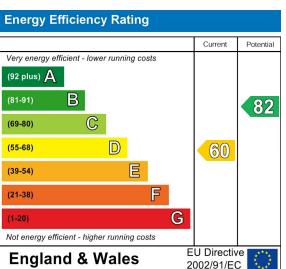
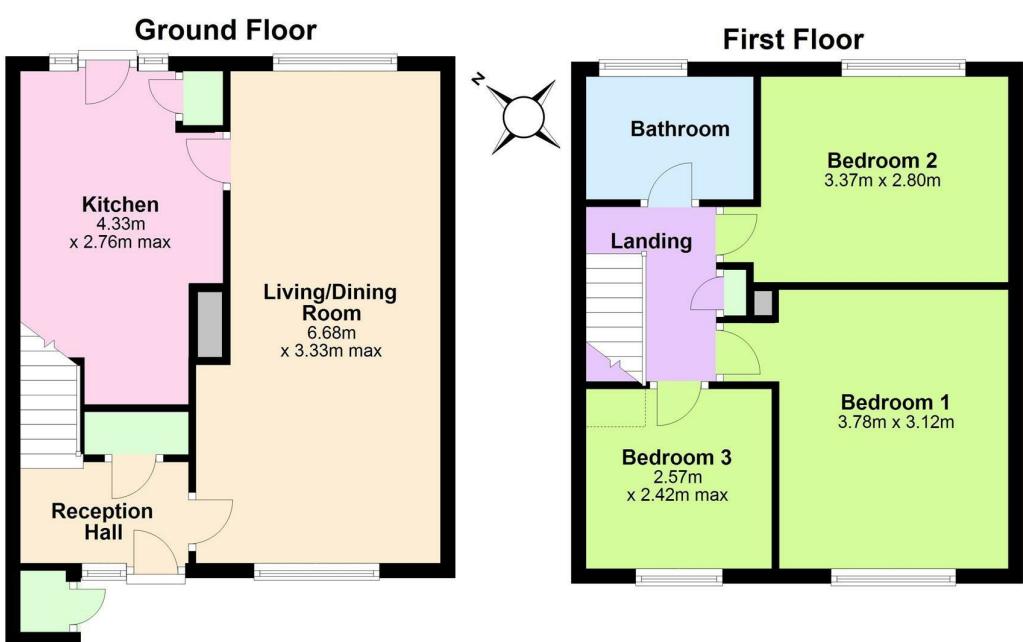
From our Chepstow office proceed through the town arch, continuing up Moor Street and then bear right onto Hardwick Hill. Turn left to Bulwark, proceed to the first mini roundabout, carry straight over and at the second mini roundabout take the turning into Burnt Barn Road and then left into Western Avenue. Continue along this road taking the second left into Aust Crescent where, following the numbering, you will find the property on your left.

## SERVICES

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

## TENURE - FREEHOLD

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



**41 AUST CRESCENT, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5NJ**



**£249,950**

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

**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.

The property offers an excellent opportunity to acquire a recently and tastefully updated mid-link family house offering very attractive accommodation presented to a very high standards and offering family living with entrance hall, good size living/dining room, well-appointed kitchen with a good range of appliances to the ground floor, along with three spacious bedrooms and stylish family bathroom to the first floor. With low maintenance gardens to the front and rear.

This property also benefits from useful upgrades such as exterior wall insulation which really does improve the efficiency of these family houses.

The property is well-located providing access to bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

## GROUND FLOOR

### ENTRANCE PORCH

Front entrance door and storage cupboard.

### ENTRANCE HALL

With door to front elevation. Stairs off and storage cupboard.

### LIVING ROOM

**6.68mx 3.33m (21'10" x 10'11")**

Well-appointed spacious living room with windows to both front and rear elevations.

### KITCHEN/BREAKFAST ROOM

**4.33m x 2.76 (14'2" x 9'0")**

Stylishly appointed with an excellent range of storage units with work surfacing over and tiled splashbacks. Range cooker with concealed extractor over. One and half bowl and drainer sink unit. Space for dishwasher and full height fridge/freezer. Attractive flooring. Window and door to rear elevation.



## FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

### BEDROOM 1

**3.78m x 3.12m (12'4" x 10'2")**

A double bedroom with window to front elevation.

### BEDROOM 2

**3.37m x 2.80m (11'0" x 9'2")**

A double bedroom with window to rear elevation.

### BEDROOM 3

**2.57m x 2.42 (8'5" x 7'11")**

With window to front elevation.

### BATHROOM

Stylishly updated with an attractive three-piece suite comprising vanity wash hand basin with storage, low level WC and panelled bath with shower screen, rainfall shower over and separate hand-held shower attachment. Tiled walls. Frosted window to rear.

### GARDENS

The gardens also been given an attractive updating with good quality fencing and are presented to a high standard with attractive seating areas.

### SERVICES

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

