



DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the first exit into Fair View, at the T-junction turn right and then immediately left into Maple Avenue, where you will find number 14 on your left.

SERVICES

All mains services are connected.
Council tax band D.

TENURE - FREEHOLD

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	76
		EU Directive 2002/91/EC	



**14 MAPLE AVENUE, BULWARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5RG**



£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 deceptively spacious accommodation within this well-maintained family house, occupying a pleasant and convenient position on the outskirts of Chepstow, offering easy access to local schools, shops and other amenities as well as Chepstow's town centre. The M48 motorway is also close at hand, bringing commuting to Bristol, Newport and Cardiff within reach.

The property is well-appointed and briefly comprises to the ground floor entrance hall with spacious living/dining room along with well-appointed kitchen and to the first floor three bedrooms and updated shower room. The property stands in its own private courtyard style gardens along with driveway to the front, giving access to the single car garage.

GROUND FLOOR

ENTRANCE HALL

With two useful storage cupboards.

LIVING/DINING ROOM

7.62m x 4.75m max (24'11" x 15'7" max)

A spacious open plan living/dining room with large windows to front and rear ensuring plenty of natural sun light. Exposed brick fireplace with gas fire and stairs leading off.

KITCHEN

3.04m x 2.35m (9'11" x 7'8")

Appointed with a matching 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 with mixer tap. Space for washing machine. Four ring gas hob with extractor over and oven beneath. Frosted window and door to rear garden.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 1

3.75m x 2.77m (12'3" x 9'1")

With large window to south-west ensuring plenty of natural light. Built-in double wardrobe.

BEDROOM 2

3.08m x 2.76m (10'1" x 9'0")

With window to rear elevation. Built-in wardrobe.

BEDROOM 3

2.73m x 1.98m max (8'11" x 6'5" max)

With window to front elevation. Built-in storage cupboard.

SHOWER ROOM

Comprising a three-piece suite to include large double walk-in shower, wash hand basin set over storage unit and low-level WC. Tiled splashbacks. Window to rear.

OUTSIDE

GARAGE

Private driveway offering parking for one vehicle leads to attached single garage with up and over door.

GARDENS

The front garden is laid to lawn with a courtyard seating area. To the rear a pleasant low-maintenance garden with paved and gravel areas along with rear pedestrian access gate.

SERVICES

All mains services are connected.

