

H & H

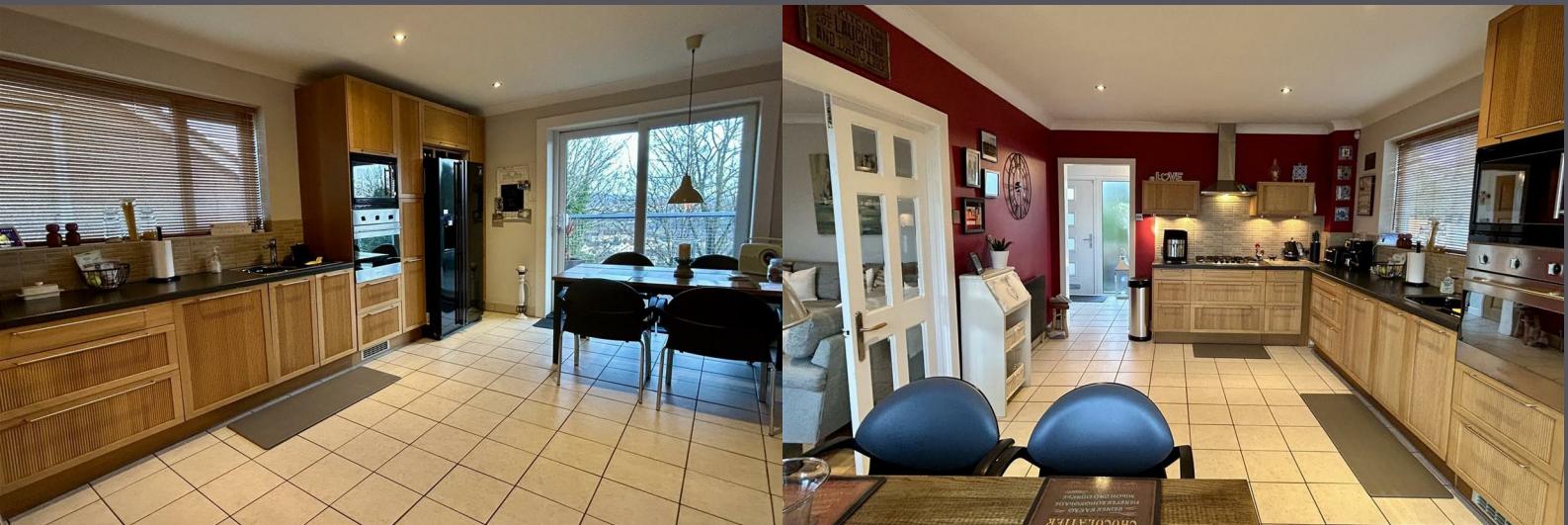
HOUSE & HOME  
PROPERTY AGENTS



## 24 St. George Road

Bulwark, Chepstow, NP16 5LA

£334,950



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#### Description

This stunningly presented and spacious home is a must-see in person. The layout spans two levels, with the living area conveniently located at street level and the bedrooms on the lower floor.

Upon entering, you are greeted by a generous reception space that flows into a large open-plan kitchen and dining area, which features French doors leading to a cosy living room. Both the kitchen and living areas open up to a full-width balcony, perfect for outdoor dining during the warmer months.

A set of stairs from the reception area guide you down to the lower ground floor, where you'll discover three good sized double bedrooms, a bathroom, and a utility area. Bedrooms one and two each have access to the a full-width balcony, complete with steps leading down to a spacious decked area below.

At the front of the property, you'll find a sunny, enclosed garden as well as a single-car garage.

Situated a short walk away is the market town of Chepstow with its attendant range of facilities. There are plenty of shops, bars, cafes and restaurants as well as good junior and comprehensive schools in the area. Chepstow is known as the gateway to the Wye Valley, itself a designated area of outstanding natural beauty. For those that enjoy the outdoors, there are many walks in the area including the Wye Valley Walk, which starts at Chepstow leisure Centre and Wales Coastal Footpath which starts in Chepstow and follows the coastline all the way to North Wales.

For the commuter, there are excellent road networks close by plus bus and rail links to be found in Chepstow. All of which bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

#### Reception Hall

Approached via Composite panelled door with UPVC opaque side window. Coving. Tiled floor. Panelled radiator. Cloaks cupboard housing wall mounted gas combination boiler. Opaque UPVC double glazed windows to front and side elevations. Stairs and half landing to lower ground floor. Door to kitchen dining room.

#### Kitchen Dining Room

17'05 x 11'04 (5.31m x 3.45m)

A most impressive space with Inset spotighting and coving to plain ceiling. Superb range of light oak fronted soft close base and eye level storage units as well as pan drawers. Granite effect work surfaces. Twin bowl stainless steel sinks and mixer tap set into work surface. Tile slash back. Five ring gas hob set into work surface with tile splash back, extractor hood and lighting over. Built-in fan assisted electric oven with microwave over. Space and plumbing for american style fridge freezer. Integrated dishwasher. Contemporary style radiator. Filly tiled floors. UPVC double glazed sliding patio door to full with balcony. French doors to living room.

#### Living Room

17'04 x 12'10

Inset spotighting to coved and plain ceiling. Freestanding living flame gas fire. Two contemporary style radiators. Oak flooring throughout. UPVC double glazed sliding patio door to full with balcony.

#### First Floor Balcony

Private balcony with outside lighting and tap. Wooden deck boards. Lovely rural outlook.

#### Lower Ground Floor

Oak flooring. Panelled radiator. Doors off.

## Bedroom One

12'1- x 9'10 (3.68m- x 3.00m)

Coving. Oak flooring. Panelled radiator. UPVC double glazed sliding patio door to full with balcony.

## Bedroom Two

11'03 x 9'11 (3.43m x 3.02m )

Coving. Oak flooring. Panelled radiator. UPVC double glazed sliding patio door to full with balcony.

## Lower Ground Floor Balcony

## Bedroom Three

10'04 x 9 (3.15m x 2.74m)

Coving. Panelled radiator. UPVC double glazed window to side elevation.

## Bathroom

Inset spot lighting to painted wooden ceiling. The white bathroom suite includes a wash hand basin with chrome mixer tap. Low level W.C. Bath with electric shower and glazed shower screen over. Useful storage cupboard. Part tiling and part painted panelling to walls. Opaque UPVC double glazed window to side elevation.

## Utility Cupboard

Plumbing and space for automatic washing machine. Space for tumble dryer. Tiled floor. Panelled radiator.

## Garden

Wooden panelling and wall to boundary, featuring a gate that opens to a split-level flagstone garden at the front. This area is enclosed and includes a side gate, along with steps that descend to a decked terrace. From there, steps lead up to a balcony accessible from bedrooms 1 and 2. Additional amenities include an outdoor tap and lighting fixtures.

## Garage

Up and over door. Power points and lighting.

## Material Information

Council Tax Band - E

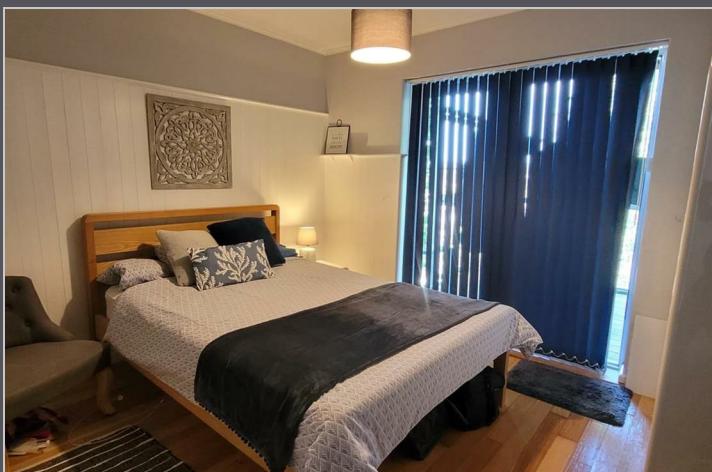
Tenure - Freehold

Mains gas. Mains electricity. Mains water. Mains drainage. Leased Solar Panels.

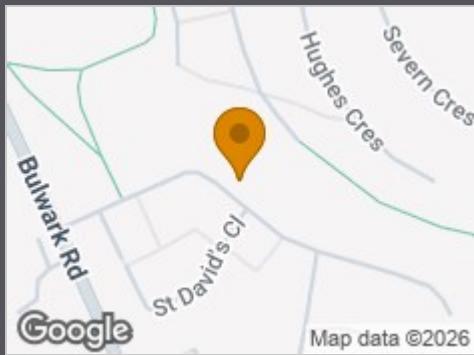
Construction Type - We are informed the property is standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



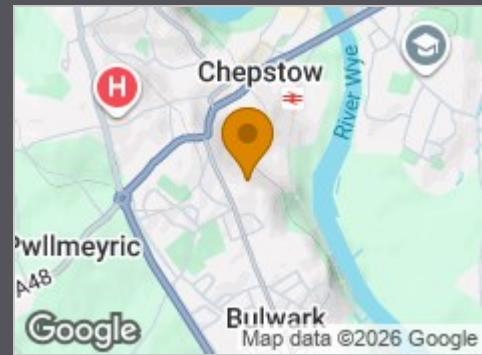
## Road Map



## Hybrid Map



## Terrain Map



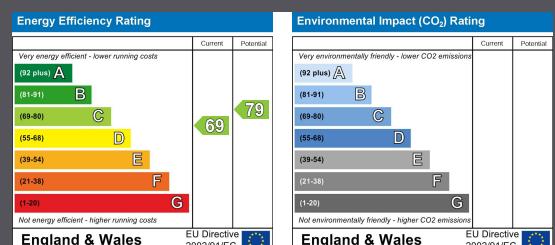
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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