



## Bulwark Road, £150,000

- PERFECT FOR FIRST TIME BUYER OR OVER 50'S
- Easy access to M4 & M48
- Close to local amenities
- Well-proportioned reception room
- Private Entrance
- COUNCIL TAX BAND B
- EPC Rating: E



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## About the property

An excellent opportunity to acquire this well-presented and recently improved two-bedroom first-floor flat, offering comfortable and modern living in a desirable location. The property benefits from a private entrance leading to a landing area and an inner hallway, providing access to a spacious lounge, a contemporary refitted kitchen, a well-appointed bathroom, and two generously sized bedrooms. Conveniently situated in a popular residential area, the flat is within walking distance of local schools and a variety of shops in Bulwark, as well as Chepstow town centre, which offers an extensive range of amenities. The property also boasts excellent transport links, with easy access to the Severn Bridge, facilitating travel eastward to Bristol and westward to Newport and Cardiff. Chepstow railway station provides regular rail services, while the nearby bus station offers routes to Cardiff, Swansea, and London Victoria. Additionally, the stunning Wye Valley is just a short distance away, offering scenic landscapes and outdoor recreational opportunities. Currently tenanted, the property has enjoyed strong occupancy levels, and the existing tenant has expressed an interest in remaining, making this an attractive option for investors.





## Accommodation

**Entrance**

**Landing**

**Inner Hallway**

**Lounge**

16' 11" x 10' 6" ( 5.16m x 3.20m )

**Bathroom**

**Kitchen**

8' 7" x 7' 5" ( 2.62m x 2.26m )

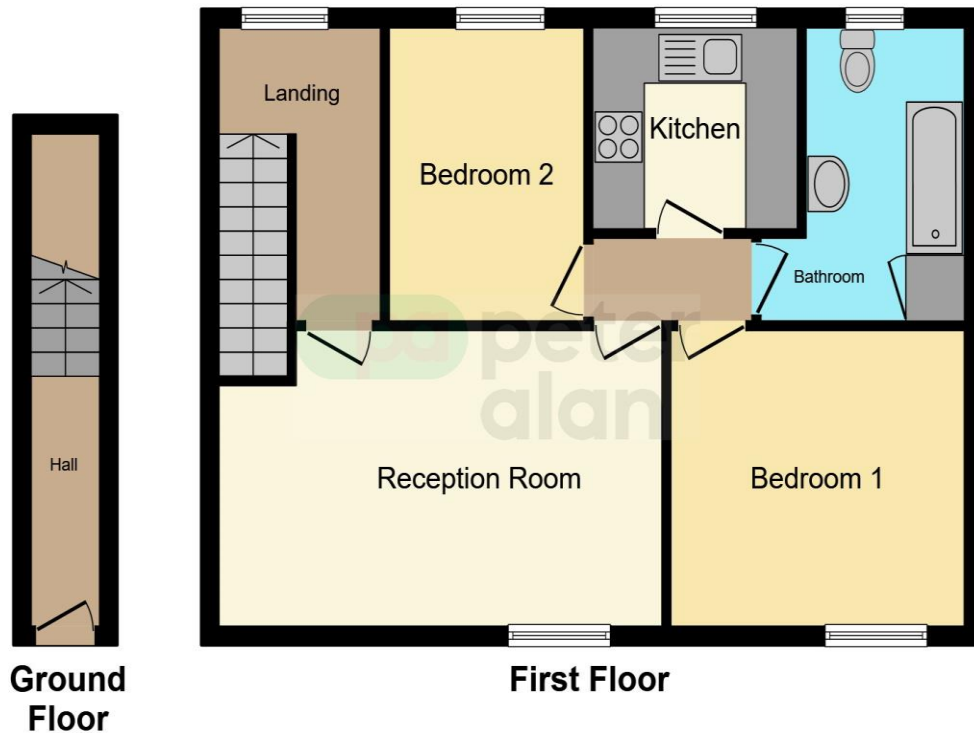
**Bedroom One**

11' 2" x 10' 7" ( 3.40m x 3.23m )

**Bedroom Two**

10' 5" x 7' 5" ( 3.17m x 2.26m )

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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