

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 4 Bulwark Avenue

Bulwark, Chepstow, NP16 5QG

£324,950





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## Description

This delightful period property with charm and warmth, has many original features throughout. The accommodation comprises a welcoming reception hall, dining room, kitchen breakfast room, living room, and a W.C. on the ground floor. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Outside, the property offers a block-paved driveway with space for two to three vehicles (depending on size) and a mature, private, and sunny garden at the rear. Situated in a sought-after residential area near local amenities and junior schools, the market town of Chepstow is just a short distance away, offering a wider array of facilities.

The property benefits from excellent bus, rail, and motorway connections, making larger towns and cities easily accessible for commuters.

## Reception Hall

Approached via a composite panelled door with double glazed insert. Wood effect flooring. Panelled radiator. Stairs to first floor landing. Doors off.

## Dining Room

10'05 x 9'07 (3.18m x 2.92m)

Original wrought iron fire surround. Original floor boards. Panelled radiator. UPVC double glazed window to front elevation. Glazed door to kitchen/breakfast room.

## Kitchen Breakfast Room

12'10 x 9'07 (3.91m x 2.92m)

Fitted with a modern range of shaker style base and eye level storage units plus plate rack and open display. Wood effect work surfaces. One and half bowl sink and mixer tap set into work surface, all with tile splash backs. Built in fan assisted electric oven. Four ring gas hob, set into work surface with tile splash back, extractor hood and lighting over. Integrated dishwasher. Space for upright fridge freezer. Plumbing and space for washing machine. Useful understairs storage cupboard. Cupboard housing wall mounted gas combination boiler. Door to ground floor W.C. Tiled floor. Victorian style radiator. UPVC double window and door to rear elevation.

## Ground Floor W.C.

Low level W.C. with dual push button flush. Corner wash hand basin and mixer tap with tile splash back. Tiled floor. Panelled radiator. Opaque uPVC double glazed window to side elevation.

## Living Room

13'10 x 12'10 to recess (4.22m x 3.91m to recess)

Original working wrought iron fireplace with hearth. Original floor boards. Panelled radiator. UPVC double glazed window to front elevation. UPVC double glazed french doors to rear garden.

## First Floor Stairs and Landing

Access to loft inspection point. Doors off.

## Bedroom One

13'10 x 11'02 to recess (4.22m x 3.40m to recess)

Original wrought iron fireplace. Wood effect flooring.

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Built in storage cupboard. Panelled radiator. UPVC double glazed windows to front and rear elevations.

### Bedroom Two

10'05 x 9'09 (3.18m x 2.97m)

Original wrought iron fireplace. Built in storage cupboard. Panelled radiator. UPVC double glazed window to front elevation.

### Bedroom Three

9'11 x 9'09 (3.02m x 2.97m)

Original wrought iron fireplace. Panelled radiator. UPVC double glazed window to rear elevation.

### Bathroom

Modern white suite to include, low level W.C. with dual pushbutton flush. Pedestal wash hand basin with chrome mixer tap. Bath with chrome mixer tap, mains fed shower and glazed screen over. Fully tiled walls and floor. Chrome towel radiator. Extractor fan. Opaque uPVC double glazed window to rear elevation.

### Driveway

Blocked paved driveway with parking two vehicles.

### Garden

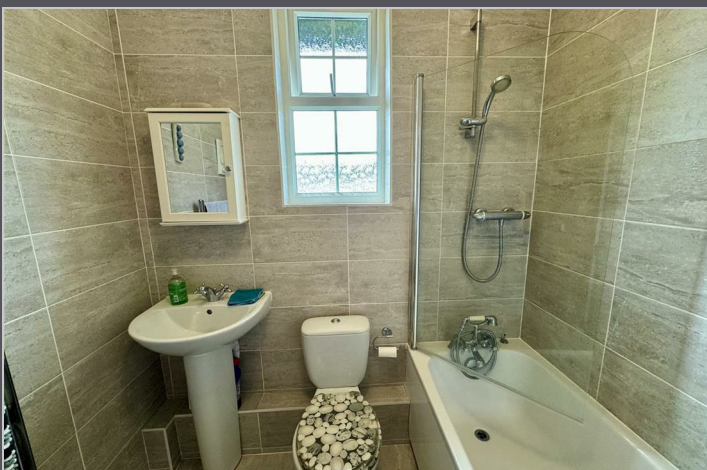
To the rear of the property, a sunny, private and mature garden with paved seating area for alfresco dining. The remainder of the garden is laid to lawn with well stocked beds. Outside tap. Mature hedge to boundary. Pedestrian gate to rear.

### Services

All mains services are connected.

### Council Tax Band - D

### Tenure - Freehold





## Road Map



## Hybrid Map



## Terrain Map



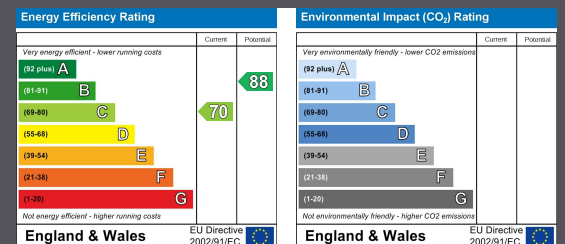
## Floor Plan



## 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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