

H & H

HOUSE & HOME
PROPERTY AGENTS



2 St. Andrews Avenue
Bulwark, Chepstow, NP16 5LD

£379,950



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Description

This detached family home is surprisingly spacious and situated in a convenient location. The property features a welcoming reception hall, a convenient ground floor W.C., modern kitchen, dining room, living room and a study on the ground floor. Upstairs, there are four generously sized bedrooms and a family bathroom. Outside, there is an attached garage and a driveway providing parking for two vehicles. The manageable gardens are to the front, side, and rear of the property, offering a lovely outdoor space to enjoy.

Local amenities can be found nearby. 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 a short distance away 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 double glazed door with matching side window. Wood effect flooring. Stairs to first floor landing. Doors off.

Ground Floor W.C.

Low level W.C. with dual pushbutton flush. Wash hand

basin with mixer tap. Tiled floor. Opaque window to side.

Kitchen

13'08 x 7'04 (4.17m x 2.24m)

Fitted with a matching range of base and eye level storage units all with granite effect work surfaces and tile splash backs. Butler sink with chrome mixer tap. Built in double oven. Four ring electric hob set into work surface with tile splash back and stainless steel extractor hood and lighting over. Space for under counter fridge. Tile effect flooring. UPVD double glazed window and door to side elevation. Door to inner hallway.

Inner Hallway

Useful understairs storage cupboard. Wood effect flooring. Doors off.

Study

10'08 x 6'11 (3.25m x 2.11m)

Wood effect flooring. Panelled radiator. UPVC double glazed window to rear elevation.

Dining Room

12'01 x 9'11 (3.68m x 3.02m)

Wood effect flooring. Panelled radiator. UPVC double glazed window to rear elevation.

Living Room

19'08 max x 12'02 max (5.99m max x 3.71m max)

Coving. Feature fireplace with painted wooden surround. Wood effect flooring. Panelled radiator. UPVC double glazed windows to front and side elevations.

First Floor Stairs and Landing

Doors off.

Tel: 01291 418418

Bedroom One

14'01 max x 11'03 max (4.29m max x 3.43m max)
Panelled radiator. UPVC double glazed window to side elevation.

Bedroom Two

11'03 x 9'03 (3.43m x 2.82m)
Walk in Wardrobe. Panelled radiator. UPVC double glazed window to side elevation.

Bedroom Three

10'04 x 10 (3.15m x 3.05m)
Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Four

12'01 max x 10'05 max (3.68m max x 3.18m max)
Panelled radiator. UPVC double glazed window to front elevation.

Bathroom

Access to loft inspection point. Modern white suite to include low level W.C. Pedestal was hand basin. Bath with electric shower over. Fully tiled walls. Panelled radiator. Opaque UPVC double glazed window to side elevation.

Garage and Parking

Up and over door. Power points and lighting. Plumbing and space for automatic washing machine. New single ply roof installed in June 2024. Personal door to rear elevation.

Gardens

Corner garden to the front, side and rear of the property. Selection of shrubs trees and bushes, along with well stocked beds, borders and well maintained lawns. Greenhouse to remain.

Services

All mains services are connected.

Council Tax Band - E

Tenure - Freehold

Material Information

Mains electricity. Mains water. Mains drainage. Mains gas central heating. Fibre optic broadband. Mobile phone coverage.



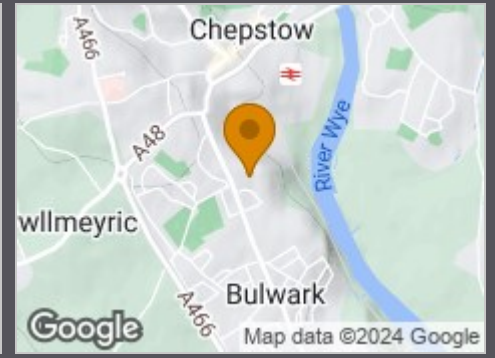
Road Map



Hybrid Map



Terrain Map



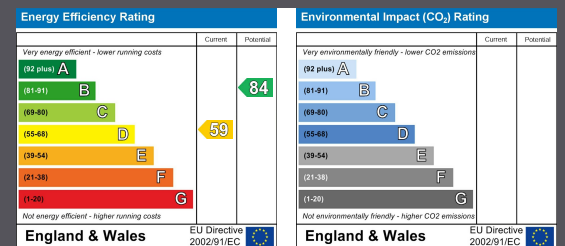
Floor Plan



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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