

# H & H

HOUSE & HOME  
PROPERTY AGENTS



22 St. George Road

Bulwark, Chepstow, NP16 5LA

No onward chain £324,950





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## Description

This attractive property is available on the market with no onward chain and is beautifully presented throughout, making it a must-see. The ground floor features a welcoming reception hall leading to a stylish open plan kitchen, dining, and living area. The modern kitchen boasts a spacious breakfast bar, while the dining area opens up to a balcony offering stunning views over lower Chepstow and the lower Wye Valley. Downstairs, the lower ground floor includes three well-proportioned bedrooms, one with an ensuite shower room, a family bathroom, and a utility cupboard with plumbing for a washing machine. The property also benefits from an attached garage with a remote electric door. The front garden is easily maintained and could be converted for additional parking, while the landscaped split-level garden at the rear requires minimal upkeep. Don't miss the opportunity to view this fantastic home!

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 UPVC double glazed door and side window. Solid wooden flooring. Stairs down with half landing to lower ground floor. Door to storeroom. Door to open plan kitchen area.

## Storeroom

9'03 x 3'02 (2.82m x 0.97m)

Fitted with a matching range of base units with wood effect work surfaces. Solid wooden flooring. Panelled radiator.

## Kitchen Area

14'01 x 8'07 (4.29m x 2.62m)

Inset spotlighting. Fitted with a matching range of base units all with work surfaces over and tile splash back. Single drainer sink and mixer tap set into work surface. Built in double electric oven. Breakfast bar. Four ring gas hob set into work surface with tile splash back and extractor hood with lighting over. Space for american style fridge freezer. Plumbing and space for dishwasher. Access to loft inspection point. UPVC double glazed window to side elevation. Open to dining area.

## Dining Area

13'01 x 7'10 (3.99m x 2.39m)

Inset spotlighting. Contemporary radiator. UPVC double glazed sliding door to balcony. Open to living area.

## Balcony

With views towards lower Chepstow and the lower Wye Valley.

## Living Area

14'07 x 9'04 (4.45m x 2.84m)

Inset spotlighting. Contemporary radiator. UPVC double glazed window to rear elevation.

## Lower Ground Floor

### Hallway

Off the half landing UPVC double glazed door and window to side elevation giving access to the landscaped rear garden. Original wooden flooring. Panelled radiator. Open to utility cupboard. Doors off.

### Bedroom One

10'10 x 10'09 max to door recess (3.30m x 3.28m max to door recess)  
Panelled radiator. UPVC double glazed window to rear elevation.

### En-Suite Shower Room

Modern white suite to include low level W.C. wash hand basin with chrome mixer tap and tile splash back. Step in enclosure with rainwater shower and separate shower attachment. Extractor fan. Part tiling to walls.

### Bedroom Two

12'06 x 9'01 (3.81m x 2.77m)  
Panelled radiator. UPVC double glazed window to rear elevation.

### Bedroom Three

9'01 x 9 (2.77m x 2.74m)  
Panelled radiator. UPVC double glazed window to side elevation.

### Bathroom

Modern white site to include low level W.C. Wash hand basin and chrome mixer tap set over vanity storage unit. Jacuzzi shower bath with rainwater shower and separate attachment over. Glazed shower screen. Fully tile walls. Chrome towel radiator. Opaque UPVC double glazed window to side.

### Utility Cupboard

Tiled floor. Plumbing and space for automatic washing machine.

### Garage

Remote electric roller door. Power points and lighting.

### Garden

Chines slate to front elevation for ease maintenance. Gate, footpath and steps at the side of the property leads to the landscaped rear garden. The rear garden is split level with artificial and grass and wood chippings and steps down to level loose stone chipped area.

### Services

Mains gas central heating. Mains electricity. Mains drainage. Fibre optic broadband. Good mobile phone coverage.

### Council Tax Band - E

### Tenure - Freehold



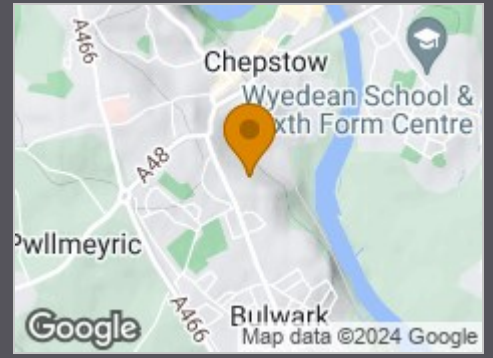
## Road Map



## Hybrid Map



## Terrain Map



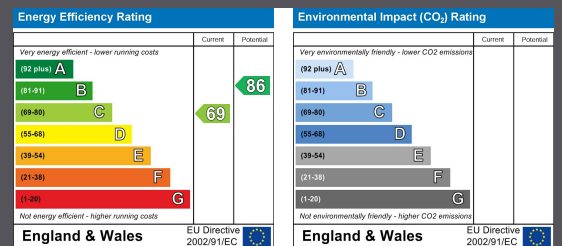
## Floor Plan



## 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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