

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 3 Alpha Road

Bulwark, Chepstow, NP16 5QX

Offers in excess of £280,000





# 3 Alpha Road

Bulwark, Chepstow, NP16 5QX

Offers in excess of £280,000



## Description

This beautifully presented mid-terrace property is a must-see, offering stylish and contemporary living throughout. The ground floor boasts a welcoming reception hall leading to a modern kitchen/breakfast room and a spacious living area. French doors connect the living space to the dining room, which benefits from a utility area, underfloor heating, and access to a private, landscaped rear garden. Upstairs, there are three bedrooms and a stunning shower room. Outside, the property features off-road parking at the front and a low-maintenance landscaped rear garden with pedestrian access.

Local amenities and can be found nearby as well as the market town of Chepstow with its attendant range of facilities. 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 composite panelled door with double glazed inserts. Tiled floor. Stairs to first floor landing. Oak glazed doors to kitchen breakfast room and living room.

## Kitchen Breakfast Room

16'4" x 11'7" max to door recess (4.98m' x 3.53m' max to door recess )

Fitted with a contemporary range of base and eye level storage units with wood effect work surfaces, complimentary upstands and marble effect splash backs. One and half bowl ceramic sink set into work surface. Built in twin fan assisted electric ovens. Four ring touch control induction hob set into work surface with glass splash back and extractor hood with lighting over. American style fridge freezer with cold water dispenser to remain. Integrated dishwasher. Plumbing and space for automatic washing machine. Understairs storage cupboard. Tiled floor. Contemporary style radiator. UPVC double glazed windows to front and rear elevations. Oak glazed door to living room and reception hall.

## Living Room

16'4" x 10' (4.98m' x 3.05m )

Coving. Wood effect flooring. Contemporary style radiator. UPVC double glazed window to front elevation. UPVC Double glazed french doors to dining room.

## Dining Room

16'11" x 13'01" (5.16m' x 3.99m' )

Inset spotlighting to vaulted ceiling. Ceramic tiled floor with under floor heating. Panelled radiator. Utility area with plumbing and space for automatic washing machine. Full width UPVC double glazed windows to rear elevation. UPVC double glazed french doors to landscaped rear garden.

Tel: 01291 418418

### First Stairs and Landing

Access to loft inspection point with dropdown ladder. Range of useful storage cupboards one of which houses a wall mounted gas combination boiler. Wood effect flooring. Doors off.

### Bedroom One

11'5' max x 11'09' max' (3.48m' max x 3.58m' max' )  
Useful storage cupboards. Panelled radiator. UPVC double glazed window to front elevation.

### Bedroom Two

10'3' x 8' (3.12m' x 2.44m)  
Wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation.

### Bedroom Three

8'1' x 7'3' (2.46m' x 2.21m' )  
Wood effect flooring. Panelled radiator. UPVC double glazed window to rear elevation.

### Shower Room

Inset spotlighting and extractor to plain ceiling. Low level W.C. with Wash hand basin and mixer tap set over vanity storage unit with mirror and light over. Step

in double enclosure with fixed waterfall shower and separate shower attachment. Shower panels to walls. Tiled floor. Towel radiator. Opaque UPVC double glazed window to rear elevation.

### Garden

Low maintenance landscaped garden to the rear of property, which has pedestrian access. Stocked flower beds. Generous paved seating areas, perfect for entertaining and alfresco dining during the warmer months. Three garden sheds to remain, one of which has a power supply. Mature hedge to boundary. Gate to rear footpath.

### Driveway

Off road parking to the front elevation for two vehicles.

### Material Information

Tenure - Freehold

Council Tax Band - C

Mains gas. Mains electricity. Mains water. Mains drainage. Solar panels.

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



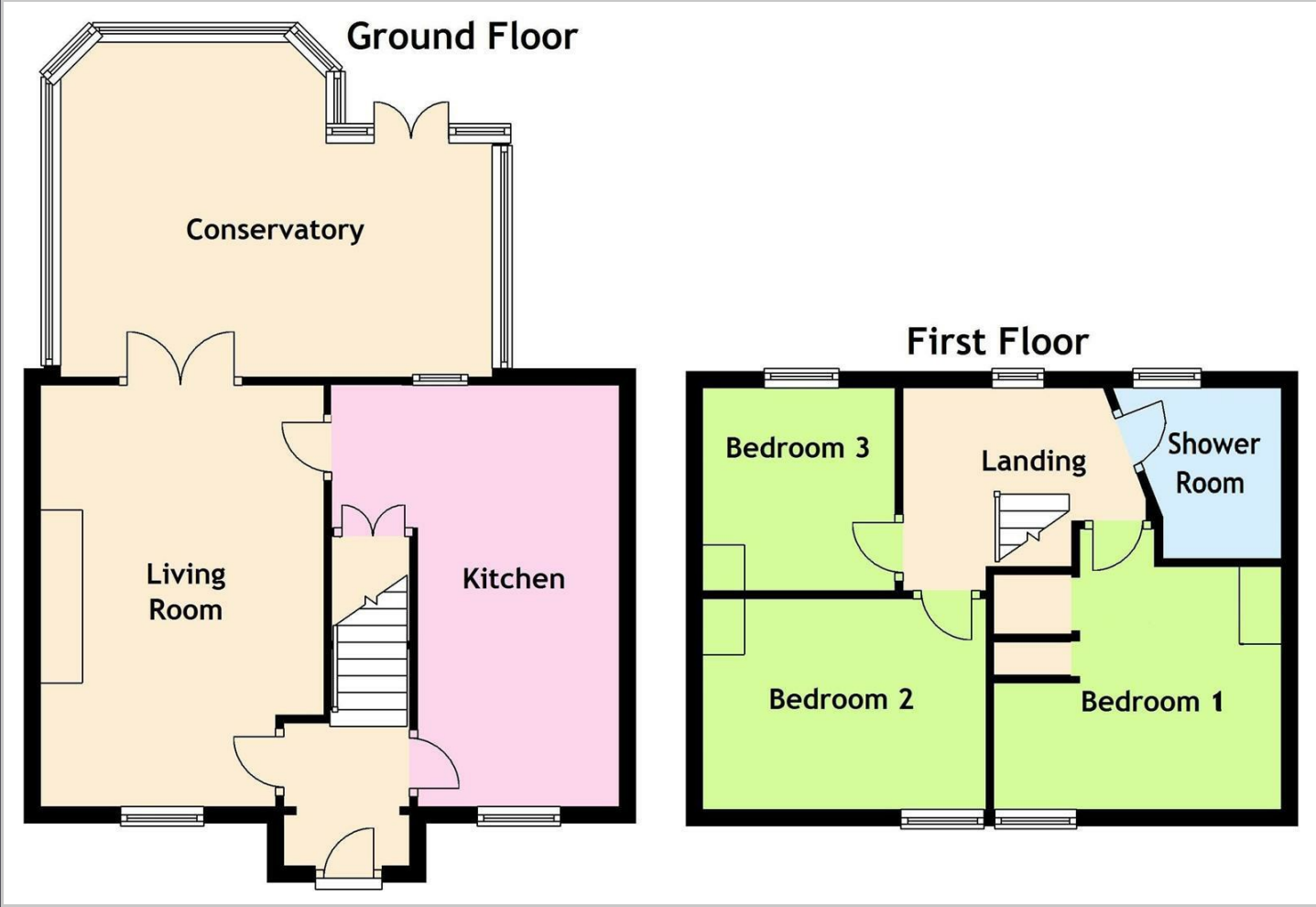
Hybrid Map



Terrain Map



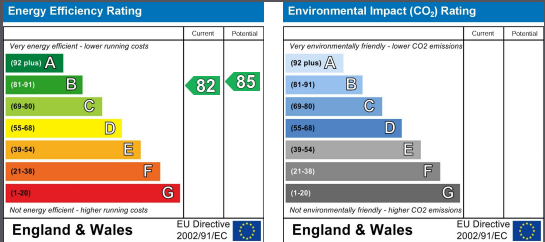
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.