

# H & H

HOUSE & HOME  
PROPERTY AGENTS



11 pembroke road

Bulwark, Chepstow, NP165AF

£259,950



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## Description

This well-presented and spacious end-terrace home is highly recommended for viewing. The ground floor features a reception hall, leading to an open-plan L-shaped kitchen and dining area with direct access to a covered outdoor seating space and the bright and airy living room connects seamlessly to the sunroom. Upstairs, there are three generously sized bedrooms and a modern shower room. Outside, the property benefits from off-road parking and garden to the front, while the rear offers a large, sun-filled garden great for outdoor relaxation.

Local amenities can be found nearby. The market town of Chepstow is also close at hand 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 and panelled door. Tiled floor. Panelled radiator. Stairs to first floor landing. Door to Kitchen breakfast room.

## Kitchen Dining Room

16'08 x 10'11 max l-shaped measurement (5.08m x 3.33m max l-shaped measurement)

The kitchen area is fitted with a matching range of base and eye level storage units all with granite effect work surfaces and tile splash backs. One and half bowl stainless steel sink set into work surface. Space for cooker. Filter unit with lighting over. Space for fridge freezer. Plumbing and space for dishwasher and automatic washing machine. Tiled floor throughout. Panelled radiator. UPVC double glazed window to rear elevation. UPVC double glazed window and UPVC double glazed and panelled door to side elevation.

## Living Room

19'07 x 11'03 (5.97m x 3.43m)

Coving. Built in media unit. Dado rail. Wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation. Open to sunroom.

## Sunroom

8'08 x 7'02 (2.64m x 2.18m)

Continuation of wood effect flooring. Panelled radiator. UPVC double glazed windows to side and rear elevations. UPVC double glazed door to side.

## First floor Stairs and Landing

Access to loft inspection point. Cupboard housing wall mounted gas combination boiler. Wood effect flooring. Doors off.

## Bedroom One

11'06 x 10'03 (3.51m x 3.12m)

Wood effect flooring. Fitted wardrobe. Panelled radiator. UPVC double glazed window to front elevation.

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### Bedroom Two

13'05 x 9' (4.09m x 2.74m)

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

### Bedroom Three

10'08 x 6'04 (3.25m x 1.93m)

Wood effect flooring. Built-in wardrobe. Panelled radiator. UPVC double glazed window to front elevation.

### Shower Room

Low level W.C. Pedestal wash hand basin. Electric shower. Anti slip flooring. Fully tiled walls. Panelled radiator. Extractor fan. Opaque UPVC double glazed window to rear elevation.

### Garden

Level lawn to the front elevation with gate to the side of the property leading to the covered seating area. Off the seating area access to the kitchen dining room and the large rear garden. The garden consists of full width seating area, generous lawn and paved seating to the lower end of the garden. Outside tap. Fence to boundary.

### Driveway

Off road parking to front elevation.

### Material Information

Tenure - Freehold

Council Tax Band - C

Mains gas. Mains electricity. Mains water. Mains drainage.

We are informed the property is Wimpey no Fines construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



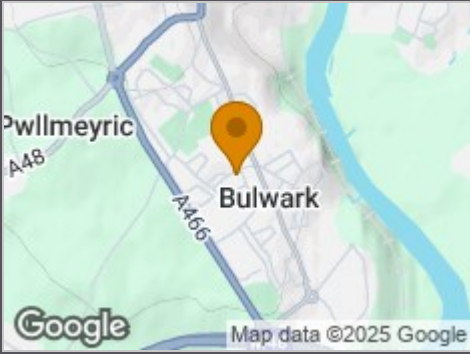
Road Map



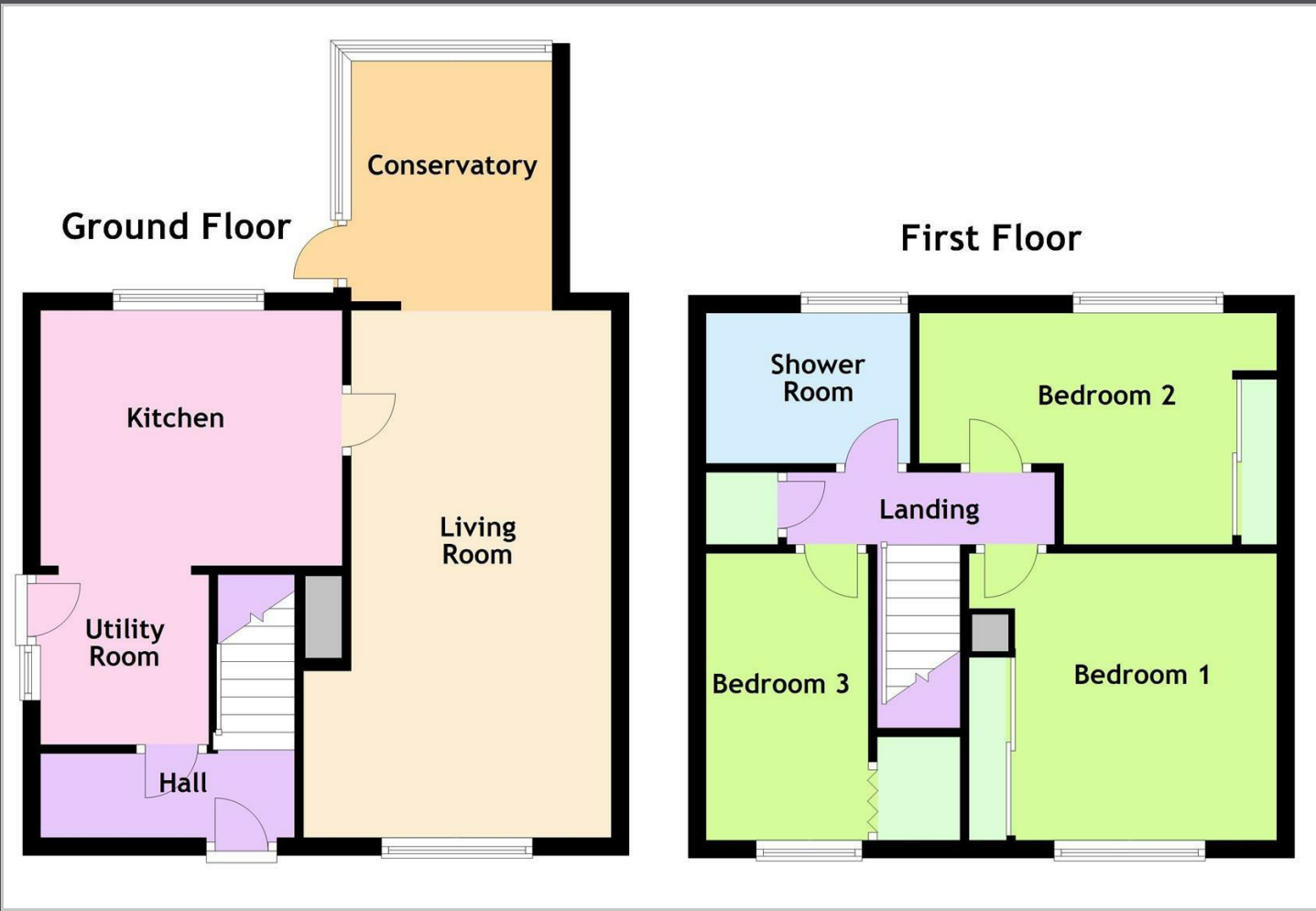
Hybrid Map



Terrain Map



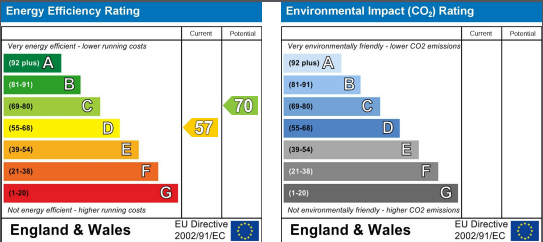
Floor Plan



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



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