

H & H

HOUSE & HOME
PROPERTY AGENTS



1 Gwentlands Close

Bulwark, Chepstow, NP16 5JH

£489,950



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Description

This elegantly designed family home, boasting over 1700 square feet of living space, is a must-see to truly appreciate the accommodation that's on offer. Upon entering, you are greeted by a warm and inviting reception hall that leads to a stylish kitchen breakfast room, complete with integrated appliances and quartz countertops. The home features three spacious reception rooms, including one with a cosy wood burner, and bi-fold doors that open from both the family room and living room to a beautifully landscaped rear garden. There is also a convenient ground floor W.C. on this floor.

On the first floor, you will discover a stunning primary bedroom suite that includes French doors leading to a Juliet balcony with views of the rear garden, a dressing area with mirror fronted walk-in wardrobes, and a modern en-suite shower room. Additionally, there are two more generous double bedrooms and a family bathroom on this floor.

Outside, the property offers driveway parking for up to four vehicles, an integral garage, and a well-maintained garden to the rear. With its thoughtful ground floor layout, this home is ideally suited for multi-generational living, with some alterations needed to achieve this.

Local shops are a short distance away as is the market town of Chepstow with its more 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. Coving and inset spotlighting. Tiled floor. Panelled radiator. Stairs to first floor landing. Doors off.

Kitchen Breakfast Room

18'2 x 12'72 (5.54m x 3.66m)

Coving and inset spotlighting to plain ceiling. The kitchen is

fitted with a range of two tone high gloss base and eye level storage units all with quartz work surfaces and complimentary upstands. One and half bowl stainless steel sink and mixer tap set into work surface. Five ring gas hob set into work surface with glass splash back, extractor hood and lighting over. Integrated fridge and freezer. Integrated dishwasher. Breakfast bar with space for four people. Understairs storage cupboard. Tiled floor throughout. Panelled radiator. UPVC double glazed window to front and rear elevations. Door to family room.

Family Room

13'25 x 11'59 (3.96m x 3.35m)

Inset spotlighting to plain ceiling. Tiled flooring throughout. Panelled radiator. Double glazed bi-folding doors to rear garden. Door to side hallway.

Side Hallway

Tiled floor. Panelled radiator. Tiled floor throughout. UPVC opaque double glazed glazed and panelled door to front elevation. Door to garage. Door to ground floor W.C.

Ground Floor W.C.

Inset spotlighting. Low level W.C. Wash hand basin and chrome mixer tap set over vanity storage unit with tile splash back. Tiled floor. Panelled radiator.

Dining Room

18'9 x 10'28 (5.72m x 3.05m)

Coving and inset spotlighting to plain ceiling. Wrought iron wood burner with slate hearth. Solid wood block flooring. Two panelled radiators. UPVC double glazed windows to front and rear elevations. Open to living room.

Living room

18'48 x 17'8 (5.49m x 5.38m)

Panelled radiator. UPVC double glazed window to front elevation. Double glazed bi-fold doors to rear garden.

First Floor Stairs and Landing

Access to loft inspection point. Cupboard housing wall mounted mains gas fired combination boiler. UPVC double glazed window to rear elevation. Doors off.

Primary bedroom Suite

Tel: 01291 418418

Dressing Area

8'11 x 4'53 (2.72m x 1.22m)

Coving and inset spotlighting to plain ceiling. Two walk in wardrobes approached via mirror fronted sliding doors. Panelled radiator. UPVC double glazed window to rear elevation. Open to bedroom.

Bedroom

18'47 going to 13'24 x gt 17'8 (5.49m going to 3.96m x gt 5.38m)

Inset spotlighting to plain ceiling. Panelled radiator. UPVC double glazed french doors and windows to Juliet balcony. UPVC double glazed window to front elevation. Door to en-suite shower room.

En-Suite Shower Room

Inset spotlighting to plain ceiling. Low level W.C with dual push button flush. Wash hand basin and chrome mixer tap set over vanity storage unit with glass splash back. Mirror cabinet and lighting over. Double enclosure with mains fed rainwater head shower and separate shower attachment. Good quality wood effect flooring. Chrome towel radiator. Opaque UPVC double glaze window to front elevation.

Bedroom Two

12'2 x 11'18 to recess (3.71m x 3.35m to recess)

Coving. Panelled radiator. UPVC double glazed window to front elevation.

Bedroom Three

12'16 to door recess x 12'66 to recess (3.66m to door recess x 3.66m to recess)

Coving. Panelled radiator. UPVC double glazed window to front elevation.

Bathroom

Inset spotlighting and extractor to plain ceiling. Low level W.C. with dual push button flush. Wash hand basin and chrome mixer tap set over vanity storage unit. Shower bath with rainwater head shower and separate shower attachment over. Part tiling to walls. Good quality wood effect flooring. Chrome towel radiator. Opaque UPVC double glazed window to rear elevation.

Garage and Parking

Up and over door. Power points and lighting. Personal door to side hallway. Driveway with ample parking for four vehicles depending on size.

Garden

Good sized well maintained landscaped garden to rear of the of the property. With superb raised seating area for entertaining and alfresco dining in the warmer months. The remainder of the garden being laid to lawn. Fence and wall to boundary. Path and gate to front elevation.

Material Information

We are informed the property is of standard construction.

All mains services are connected.

Council Tax Band - E

Tenure - Freehold

Broadband and mobile coverage.

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



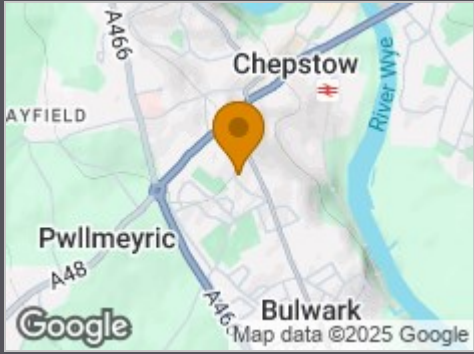
Road Map



Hybrid Map



Terrain Map



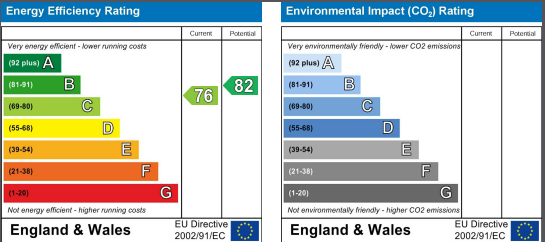
Floor Plan



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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