

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 63 Raglan Way

Bulwark, Chepstow, NP16 5QP

No onward chain £270,000



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## Description

This well presented mid-terrace property has been thoughtfully improved by the current owners. The ground floor has been opened up to create a spacious and flowing layout, perfect for modern living. This home is being offered to the open market with no onward chain.

Upon entering, you are welcomed by a reception hall leading to a dining area, which seamlessly opens into a stylish kitchen breakfast room. This area then flows through to a comfortable living room and a bright conservatory, ideal for entertaining or relaxing. On the first floor, there are three well-proportioned bedrooms and a stunning four-piece bathroom suite. Externally, the property benefits from both front and rear gardens. Conveniently located near local amenities and reputable junior schools, this property is also within close proximity to the bustling market town of Chepstow, which offers a wider range of facilities. Additionally, excellent bus, rail, road, and motorway connections ensure that larger towns and cities are easily accessible for commuting purposes.

## Reception Hall

Approached via UPVC double glazed and panelled door. Inset spotlight to plain ceiling. wood effect flooring. Stairs to floor landing. Doors off.

## Dining Room

10'09 x 9'11 (3.28m x 3.02m)

Inset spotlighting. Wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation. Open to kitchen.

## kitchen Breakfast Room

15'11 x 6'06 (4.85m x 1.98m)

Inset spotlighting to plain ceiling. Fitted with a range of high gloss base and eye level storage units all with granite effect work surfaces over and tile splash backs. Single drainer sink and mixer tap set into work surface. Built in cooker. Four ring touch control hob. Tile splash back. Filter unit and light over. Built in microwave. Integrated dishwasher. Space for upright fridge freezer. Plumbing and space for washing machine. UPVC double glazed window to rear elevation. Wood effect flooring. Open to living room and conservatory.

## Living Room

17'10 x 11'01 (5.44m x 3.38m)

Inset spotlighting to plain ceiling. Feature fireplace. Recessed shelving and storage cupboards. Wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation. Door to reception hall.

## Conservatory

9'09 x 9'09 (2.97m x 2.97m)

Wood effect flooring. Contemporary style radiator. UPVC double glazed french doors to rear garden. UPVC double glazed windows to all sides.

## First Floor Stairs and Landing

Access to loft inspection point with drop down ladder. Cupboard housing wall mounted gas combination boiler. Doors off.

## Bedroom one

13'02 x 10'11 (4.01m x 3.33m)

Built in wardrobe. Panelled radiator. UPVC double glazed window to front elevation.

Tel: 01291 418418

### Bedroom Two

10'10 9'11 (3.30m 3.02m)

Panelled radiator. UPVC double glazed window to rear elevation.

### Bedroom Three

13'07 max x 6'08 (4.14m max x 2.03m)

Panelled radiator. UPVC double glazed window to front elevation.

### Bathroom

Modern bathroom with a white four piece suite comprising, low level W.C with concealed cistern. Wash hand basin with chrome mixer tap. Free standing bath with chrome mixer tap and shower attachment. Step in enclosure with mains fed shower. Part tiling to walls. Chrome towel radiator. Two UPVC double glazed windows to rear elevation.

### Garden

Gardens to the front and rear.

### Material Information

Council Tax Band - D

Tenure - Freehold

We are informed the property is standard construction. Mains electricity. Mains gas. Mains water. Mains drainage.

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



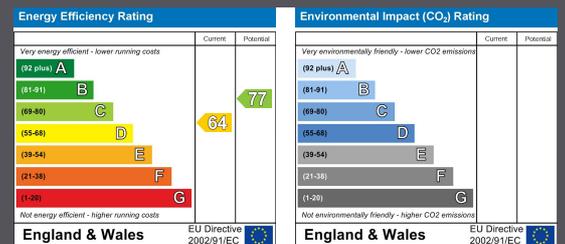
## Floor Plan



## 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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