



## 39 Wyebank Way, Tutshill, NP16 7DN

We are delighted to offer this well presented detached two bedroom bungalow situated on the Wyebank development in Tutshill. The property is situated on a corner plot having the benefit of a pleasant landscaped garden with an open aspect with lovely views. There is also off road parking for three vehicles and a garage. VIEWING IS HIGHLY RECOMMENDED.

Further benefits include: Two bedrooms, bathroom, lounge, kitchen/dining room, gas central heating system, gardens, summerhouse/office, off road parking and garage.

**Price £288,000**

# 39 Wyebank Way

, Tutshill, NP16 7DN



- Detached
- Garage
- Lounge
- Well Presented Throughout
- Bungalow
- Landscaped Garden With Views
- Kitchen/Dining Room
- Corner Plot
- Two Bedrooms
- Bathroom

#### Location

The property is situated within walking distance to local amenities, where there are shops including a grocery store, post office, pharmacy and doctors surgery. There are also local infant/primary and secondary schools close by. There is a local pub/restaurant and the Offas Dyke path which offers outstanding countryside walks between the Forest of Dean and the Wye Valley.

The property is near to a bus route and is within 1 mile distance to Chepstow town centre. Chepstow has a bus and railway station. There are road links to the M48, M4 Bristol and Cardiff.

#### Lean To Conservatory

Space for cloaks, windows to sides and double sliding doors to the front. Access to the entrance door.

#### Entrance Door

UPVC Double glazed entrance door with inset obscured window.

#### Kitchen/Dining Room

18'5 x 11'1 max in dining area reducing to 9'3 (5.61m x 3.38m max in dining area reducing to 2.82m)

Kitchen Area: An attractive kitchen comprising of eye level kitchen cupboards, display cupboard, rolled top worktops with drawers and cupboards under, wine rack. Built in cupboard housing the combi boiler for the gas central heating system. One and a half bowl stainless steel sink with taps and drainer, splash back tiled walls. Space for a rangemaster cooker, gas and electric cooker points, fitted extractor fan. There is plumbing for a washing machine and dishwasher. Tiled flooring, UPVC double glazed window to the front and side. Open through to the dining area and door to the lounge.

Dining Area; Space for a table and seating, Unit with two fitted cupboards and storage over, Walk in storage cupboard with shelves and lighting, tiled flooring. UPVC double glazed window to the side. Door to the inner hallway with access to the bedrooms and bathroom.

#### Lounge

15'2 x 10'4 (4.62m x 3.15m)

A spacious and tastefully decorated room. UPVC double glazed window to the front, radiator.

#### Inner Hallway

Built in cupboard with shelving, access to the loft. Doors off to the bedrooms and bathroom.

#### Bedroom One

12'9 10'4 (3.89m x 3.15m)

Double fitted wardrobe with mirror fronted sliding doors, radiator. UPVC double glazed window to the rear.

#### Bedroom Two

9'3 x 8'6 (2.82m x 2.59m)

UPVC Double glazed window to the rear with views towards the garden, radiator.

#### Bathroom

The modern bathroom suite comprises of a panelled bath with a built in shower over, shower screen. There is a vanity unit with an inset wash hand basin, low level W.C., heated towel rail, tiled walls and flooring. UPVC Double glazed obscured window to the rear.

#### Outside

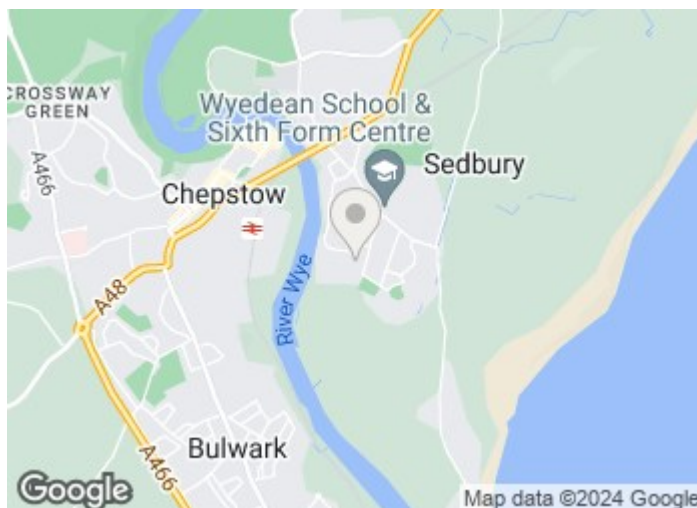
The attractive garden is landscaped. There are various places to sit and enjoy the views. The side of the garden has block paving leading to the garage. There is also a stone patio. The garden is laid out in various sections combining stone laid patios, artificial grass and flower borders. A gate leads to the middle section where there is personal door with access to the garage and timber shed.

Summerhouse/Office; 13'11 X 9'4. The summerhouse has power and light, window and double door leading to a veranda.

The middle of the garden has 5 steps leading to a most attractive and spacious stone laid terrace, There are flower borders with flowering shrubs and plants, apple and a cherry trees. There is a good size timber shed, Space for table and seating and pleasant views.

Garage: UPVC double glazed door with inset window, power and light, metal up and over door.

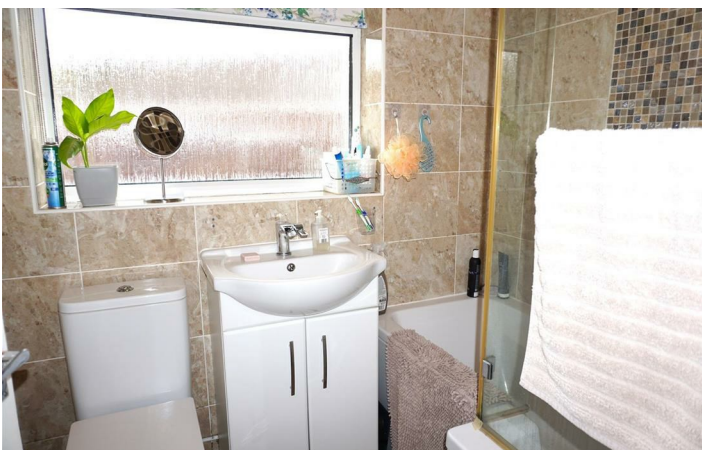
Front: The front has a block paved driveway with space for three vehicles. There is a gate leading to the side, outside tap, further gate leading to the side with access to the entrance door.



## Directions

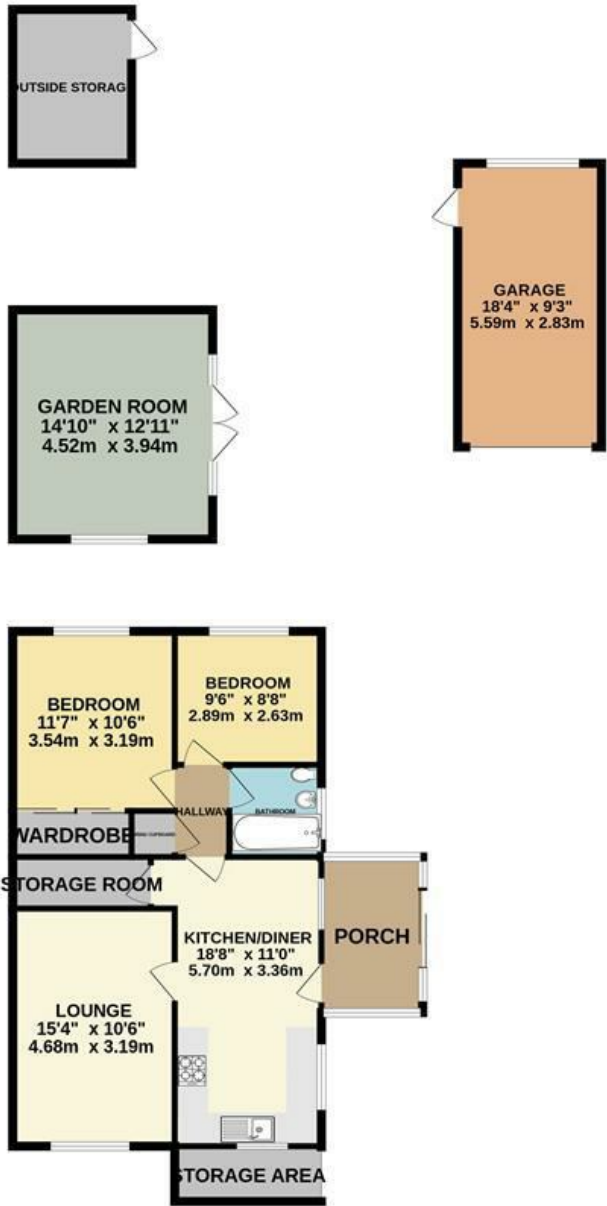
From Chepstow town centre proceed down the high street onto the one way system. Take the first turning on your right hand side. At the junction go straight over. At the traffic lights turn left and proceed over the bridge. Take the first turning right signposted Sedbury. At the roundabout take the 3rd exit and then turn left into Wyebank Road. Proceed along the road taking the second turning into Wyebank Way. Continue along the road and the property can be found around a bend on your left hand side.





# Floor Plan

GROUND FLOOR  
1201 sq.ft. (111.6 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	70	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	86
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC