



BULWARK, CHEPSTOW

Guide price **£275,000**



33 ST GEORGES ROAD

Bulwark, Monmouthshire, NP16 5LA



Semi detached 2/3 bed house
Elevated position with lovely views
No onward chain

This family sized 2/3 bedroomed semi-detached bungalow close to Chepstow town centre with a unique internal layout. Currently offering accommodation comprising garden room enjoying views, living room overlooking the rear gardens, kitchen/breakfast room, three bedrooms and a family bathroom. The layout offers flexible accommodation. The bungalow is set in mature gardens and has a hardstanding for off road car parking and a detached garage to one side.

Situated close to the heart of Bulwark and benefitting from being conveniently positioned near to the village shops, supermarket, pharmacy, post office and schools. Bulwark is named because of its Iron Age Fort which is now maintained as a public open space. The area initially developed during the First World War with housing being provided for the military and civilian workforce brought to the area for the National Shipyard at Chepstow. Bulwark is a short drive from the M4 allowing easy access to Bristol and London and is also very close to the A48 leading to Gloucester.



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KEY FEATURES

- Substantial 2/3 bed roomed semi-detached bungalow
- Ideally located close to Chepstow town centre
- Gas central heating and double glazing
- Slightly elevated position with lovely views
- Detached garage and hardstanding
- No onward chain!



STEP INSIDE



Steps with a handrail to one side lead up to the Upvc double glazed door with window to one side allowing access to:

GARDEN ROOM

6.29m x 2.31m (20'8" x 7'7")

Two front facing double glazed windows enjoying lovely views. Two radiators. Fitted carpet. Two sets of aluminium double glazed patio doors.

DINING ROOM / BEDROOM THREE

4.02m x 2.30m (13'2" x 7'7")

Fitted carpet. Radiator. Door to Inner Hall.

BREAKFAST AREA

4.85m x 3.21m (15'11" x 10'6")

Fitted carpet to the dining section with a cupboard housing the Worcester gas boiler and two separate storage cupboards. Breakfast bar with fitted cupboards and tiled work surface with shelving over adjoins the kitchen section. Access off breakfast area to:

KITCHEN

2.58m x 2.47m (8'6" x 8'1")

Ceramic tiled floor. Fitted with wall and base units topped with roll edge work surfaces. 1.5 bowl stainless steel sink unit with mixer tap. Integrated Neff oven, gas hob and extractor fan over. Tiling to splashbacks. Plumbing for automatic washing machine and dishwasher. Space for a tumble dryer, radiator, shelving and larder. Front facing double glazed window enjoying lovely views.

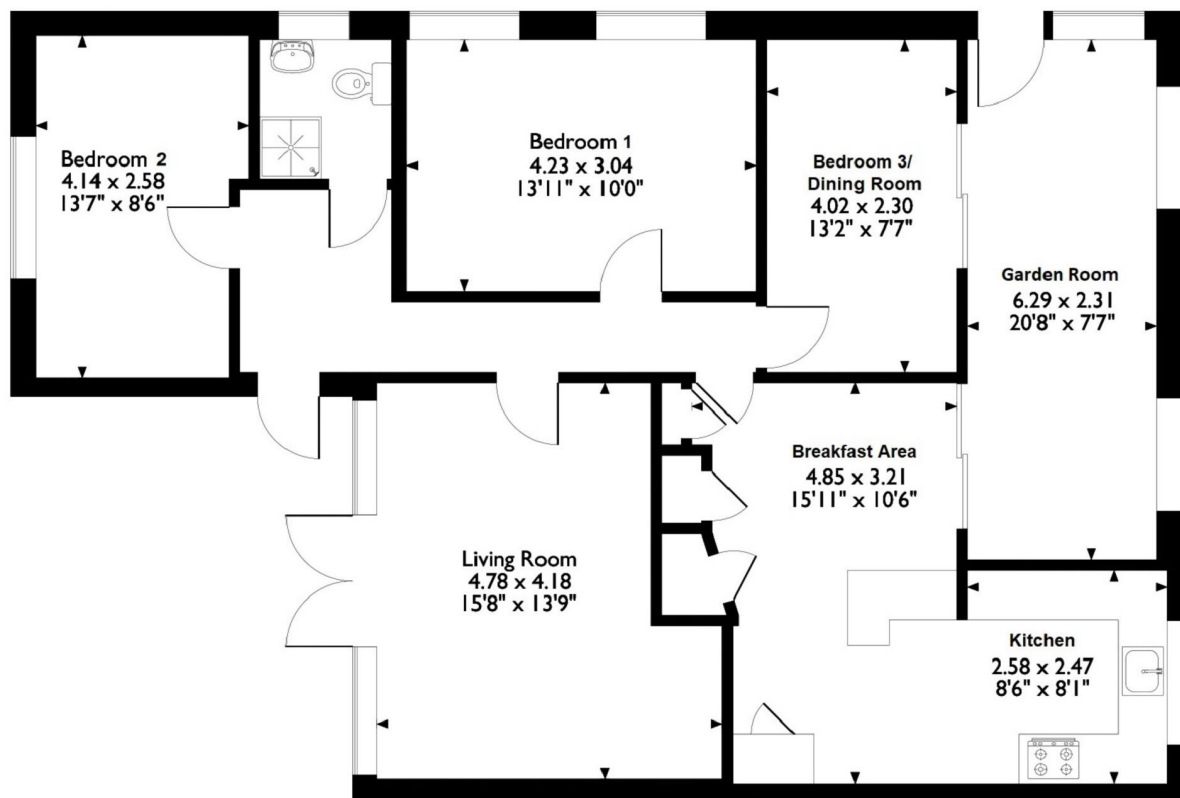
INNER HALL

Fitted carpet. Loft access point. Radiator. Upvc double glazed door to rear garden. Access off to:

33 St. George Road, Bulwark, Chepstow, Sir Fynwy

Approximate Gross Internal Area

102 sq m/1098 sq ft

**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

BEDROOM ONE

4.23m x 3.04m (13'11" x 10'0")

A double room with fitted carpet. Radiator. Fitted wardrobes and drawer units. Two side facing double glazed windows.

BEDROOM TWO

4.14m x 2.58m (13'7" x 8'6")

Another double bedroom with fitted carpet. Radiator. Fitted wardrobes and wall cupboards. Rear facing double glazed window.

LIVING ROOM

4.78m x 4.18m (15'8" x 13'9")

Located at the rear of the property with fitted carpet. Radiator. Stone fireplace with electric fire and marble hearth. Rear facing double glazed French doors with side panels.

FAMILY BATHROOM

Fitted with a suite comprising corner shower cubicle with waterproof wall cladding, electric shower over, wash hand basin with vanity unit, ceramic tiled walls and floor, radiator, side facing double glazed window.

STEP OUTSIDE



FRONT

To the front of the property there is a concrete hardstanding with a detached garage. Gated access leads to the front garden which is laid to lawn and surrounded by walling and mature shrubs. There is an aluminium greenhouse and access to the storage beneath the entrance area.

REAR

To one side there is a walkway with gated access to the rear garden where there are two further lawns, a large patio, mature hedgerow and plants, garden shed and perimeter fencing.

INFORMATION

Postcode: NPI 6 5LA

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

Leaving the town centre and turning right up the hill onto the A48 towards Newport. Take the first turning left signposted to Bulwark. Continue along Bulwark Road taking the first turning left onto St Georges Road, number 33 can be found on the right hand side.



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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.