

H & H

HOUSE & HOME
PROPERTY AGENTS



48 Raglan Way

Bulwark, Chepstow, NP16 5QP

No onward chain £254,950



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Description

Offered to the market with no onward chain, Raglan Way presents a fantastic opportunity for buyers looking to create a home tailored to their own style and taste. While the property has been well cared for and is perfectly comfortable to move straight into, it would benefit from some updating, allowing the next owner to modernise and add value over time.

Arranged over two floors, the accommodation offers well-proportioned and versatile living space. The ground floor comprises a welcoming entrance hall, a spacious dining room that flows seamlessly into the modern fitted kitchen, creating an ideal space for everyday family life and entertaining. A useful utility room provides additional practicality, while the generous living room offers a comfortable place to relax at the end of the day.

Upstairs, the property features three well-proportioned bedrooms, a family bathroom and a separate W.C., making it perfectly suited to families, first-time buyers or anyone looking for extra space.

Outside, the property continues to impress with attractive, well-maintained gardens providing plenty of space to enjoy the outdoors throughout the year. Off-road parking adds further convenience.

Combining generous accommodation, a desirable location and the opportunity to add your own style and personality, Raglan Way is an excellent choice for buyers seeking a property with both immediate comfort and exciting future potential.

Local amenities can be found nearby as well as the market town of Chepstow with its 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 a composite door with double glazed inserts. Wood effect flooring. Dado rail. Stairs to first floor landing. Doors off.

Dining Room

10'10" x 9'11" (3.303 x 3.043)

Coving. Dado rail. Wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation. Open to kitchen.

Kitchen

14'6" x 6'5" (4.431 x 1.962)

Coving and inset spotlighting. Matching range of base and eye level storage units with wood effect flooring and tile splash backs. One and half bowl stainless steel sink and mixer tap set into work surface. Built in electric oven. Four ring electric hob set into work surface with tile splash and stainless steel extractor hood and lighting over. Tiled floor. Glazed and panelled door to utility room.

Utility Room

10'1" x 7'7" (3.096 x 2.315)

Plumbing and space for automatic washing and tumble dryer. Marble effect work surface. UPVC double glazed windows to rear and side elevations. UPVC double glazed and panelled door to rear garden.

Living Room

17'10" x 9'10" (5.459 x 3.013)

Coving. Feature fireplace with warm air electric heater inset. Panelled radiator. UPVC double glazed windows to front and rear elevations.

First Floor Stairs and Landing

Access to loft inspection point. Cupboard housing wall mounted gas fired combination boiler. Doors off.

Tel: 01291 418418

Bedroom One

10'10" x 11'2" (3.316 x 3.407)

Coving. Built in wardrobe. UPVC double glazed windows to front elevation.

Bedroom Two

10'10" x 10'0" (3.319 x 3.050)

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

Bedroom Three

11'7" x 8'1" max I shaped measurement (3.553 x 2.479 max I shaped measurement)

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

Bathroom

Coving. Bath with electric shower over. Pedestal wash hand basin. Part tiling to walls. Towel radiator. Opaque UPVC double glazed window to rear elevation.

W.C.

Coving. Low level W.C. Opaque UPVC double glazed window to rear elevation.

Garden

The front garden has been attractively laid with decorative loose stone chippings, offering a low-maintenance outdoor space. A pathway to the side of the property, leads through

to the well maintained rear garden.

A paved patio offers the perfect spot for outdoor dining or enjoying the sunshine, with steps leading up to an attractive level lawn. Well-stocked flower and shrub borders are complemented by a variety established bushes. The garden is fully enclosed by fencing, making it a safe and secure environment for children and pets, while a useful garden shed, which is included in the sale, provides excellent storage.

Parking

Off road parking for one vehicle. Space to create further parking.

Material Information

Tenure - Freehold

Council Tax Band - D

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

Construction - We are informed the property is standard construction.

Broadband and mobile coverage.

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

Anti Money Laundering

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners and they charge a non refundable fee of £27 plus VAT per person for this service.



Road Map



Hybrid Map



Terrain Map



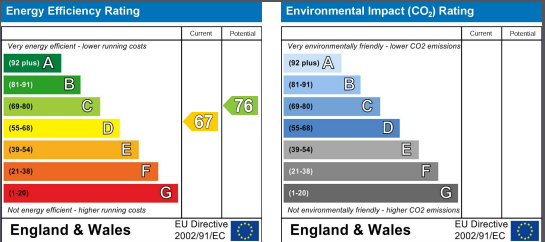
Floor Plan



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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