

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 32 Burnt Barn Road

Bulwark, Chepstow, NP16 5NG

No onward chain £364,950



# 32 Burnt Barn Road

Bulwark, Chepstow, NP16 5NG

No onward chain £364,950



## Description

This spacious detached dormer bungalow is offered to the open market with no onward chain. While well-presented throughout, a fresh coat of paint would truly enhance its appeal, making it the ideal opportunity for buyers looking to personalise their next home.

The ground floor features a welcoming entrance hall, generously sized living room, modern fitted kitchen, and a conservatory. There are also two double bedrooms and a stylish modern bathroom on this level. Upstairs, the converted loft offers two further spacious bedrooms, including one with french doors opening to a Juliet balcony, and a shower room.

Externally, the property benefits from well-maintained gardens to both the front and rear, a detached garage, and ample off-road parking for multiple vehicles.

Local amenities and 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 UPVC double glazed and panelled

door. Cloaks cupboard. Coving. Tiled floor. Panelled radiator. Stairs to first floor landing. Doors off.

## Living Room

17'08 x 11'02 (5.38m x 3.40m)

Coving. Wood effect flooring. Two panelled radiators. double glazed sliding door to conservatory. Door to kitchen.

## Kitchen

10'06 x 8'09 (3.20m x 2.67m)

Coving. Fitted with matching range of base and eye level storage units all with granite effect work surfaces and complimentary splash backs. Single drainer stainless steel sink and mixer tap set into work surface with splash back. Space for free-standing cooker. Space for undercounter fridge. Plumbing and space for automatic washing machine. Tiled floor. UPVC double glazed window to rear elevation. UPVC double glazed and panelled door to side elevation.

## Conservatory

11'06 x 8'06 (3.51m x 2.59m)

Tiled floor. Panelled radiator. UPVC double glazed windows to all sides. UPVC double glazed door to rear garden.

## Bedroom One

13 x 11'03 (3.96m x 3.43m)

Coving. Wood effect flooring. Panelled radiator. UPVC Double glazed window to front elevation.

## Bedroom Two/Dining Room

10'05 x 10'03 (3.18m x 3.12m)

Coving. Wood effect flooring. Panelled radiator. UPVC Double glazed window to front elevation.

Tel: 01291 418418

## Bathroom

Coving. Low level W.C. Wash hand basin. Bath with mixer tap and shower attachment over. Extractor fan. Tiled floor. Full tiling to walls. Opaque UPVC double glazed window to side elevation.

## First Floor Stairs and Landing

Useful storage cupboard. Wood effect flooring. Velux roof window side elevation. Doors off.

## Bedroom Three

13'10 x 11'06 (4.22m x 3.51m)

Wood effect flooring. Panelled radiator. UPVC double glazed french doors to Juliet balcony. UPVC double glazed window to side elevation.

## Bedroom Four

13'10 x 11'02 (4.22m x 3.41m)

Wood effect flooring. Panelled radiator. UPVC double glazed window to front and side elevations.

## Shower Room

Coving. Low level W.C. Corner wash hand basin with chrome mixer tap. Step in corner enclosure with mains fed shower. Extractor fan. Tiled floor. Full tiling to walls. Opaque UPVC double glazed window to side elevation.

## Garden

Well maintained gardens at both the front and rear. The front garden is laid to lawn with a selection of maturing shrubs and well stocked borders. The rear garden enjoys afternoon sun right through to the evening. Again, laid to lawn with maturing shrubs and well stocked borders.

## Garage and Driveway

Ample parking for 3 vehicles depending on size leading to the detached garage.

## Material Information

Tenure - Freehold

Council Tax Band - C

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/>



## Road Map



## Hybrid Map



## Terrain Map



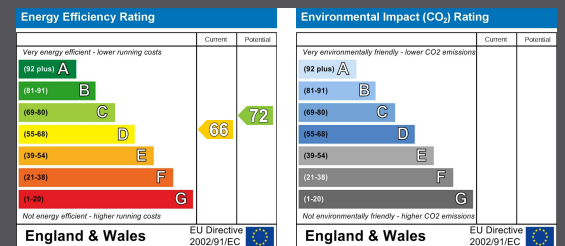
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.