

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## Bryn Rhedyn St. George Road

Bulwark, Chepstow, NP16 5LA

£424,950



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## Description

This beautifully presented and spacious home must be viewed to be fully appreciated, enjoying stunning far-reaching views across Chepstow, the lower Wye Valley and beyond. The property further benefits from owned solar panels with battery storage, an EV charging point, a modern en-suite shower room and a stylish four-piece family bathroom installed in 2024.

The accommodation is arranged over two floors and briefly comprises a welcoming reception hall leading through to an impressive open-plan living and dining room, complete with a wood-burning stove. From the living area, there is access to a balcony which takes full advantage of the spectacular views, along with a spiral staircase leading down to the garden. Off the dining area is a well-proportioned kitchen. Also on this level are the principal bedroom with en-suite shower room and a separate W.C.

Turned stairs lead to the lower ground floor, which offers three further good-sized bedrooms, a stunning family bathroom, and a useful utility room.

Externally, the property benefits from an integral garage with a remote-controlled electric door, along with off-road parking. The rear garden is well maintained and provides an attractive outdoor space to enjoy the setting.

Situated a short walk away is the market town of Chepstow with its attendant range of facilities. There are plenty of shops, bars, cafes and restaurants as well as good junior and comprehensive schools in the area. 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 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 panelled door with double glazed insert, Coving. Inset spotlighting. Access to loft inspection point. Sun tube which brings natural light into the stairwell. Good quality wood effect flooring. Glass block

feature wall. Panelled radiator. Turn stairs to lower ground floor. Doors off.

## Open Plan Living Dining Room

24'05 x 14'8 max (7.44m x 4.47m max)

Coving. The living area has a wood burner and there is good quality wood effect flooring throughout the living and dining space. Two panelled radiators. UPVC double glazed window to rear elevation with views. Sliding double glazed door leading to a balcony with views towards Chepstow, the lower Wye Valley and beyond. There is also a wrought iron spiral staircase to the well maintained gardens below. Open to kitchen.

## Kitchen

13'03 x 9 (4.04m x 2.74m)

Inset spotlighting to plain ceiling. Fitted with a matching range of high gloss base and eye level storage units, all with stone resin work surfaces and complimentary up stands. One and half bowl sink and mixer tap set into work surface. Built in fan assisted electric oven and four ring induction hob set into work surface with stone resin splash back plus extractor and lighting over. Space for upright fridge freezer. Built in dishwasher. Oak flooring. Feature glass blocks to one wall. Opaque UPVC double glazed window to side elevation.

## Bedroom One

11'05 x 10'09 (3.48m x 3.28m)

Coving. Panelled radiator. UPVC double glazed window to front elevation. Door to en-suite shower room.

## En-Suite Shower Room

Finished to a high standard. Inset spotlighting and extractor to plain ceiling, W.C. with concealed cistern and dual put button flush. Wash hand basin and chrome mixer tap set over vanity storage unit with heated mirror and lighting over. Step in enclosure with rainwater head shower and separate shower attachment. Part tiling to walls. Good quality wood effect flooring. Panelled radiator. Opaque UPVC double glazed window to side elevation.

## Turn Stairs to Lower Ground Floor

Coving. Useful cloaks cupboard. Panelled radiator. UPVC double double glazed and panelled door to side elevation. Doors off.

Tel: 01291 418418

### Bedroom Two

12'11 x 9'11 (3.94m x 3.02m)

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

### Bedroom Three

12'11 6'10

Coving. Good quality wood effect flooring. Panelled radiator. UPVC double glazed window to rear elevation.

### Bedroom Four

12'11 6'10 (3.94m x 2.08m)

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

### Bathroom

The bathroom was installed in 2024 and is finished to a high standard. Inset spotlighting to plain ceiling. Low level W.C. with concealed cistern and dual push button flush. Wash hand basin with chrome mixer tap set over vanity storage units. Heated mirror and lighting over. Jacuzzi bath with wall mounted mixer tap. Rainwater head shower and separate shower attachment over. Part tiling to walls. Good quality wood effect flooring. Contemporary style radiator. Opaque UPVC double glazed window to side elevation.

### Utility Room

Coving. Base storage units with granite effect work surfaces and complimentary up stands. Single drainer stainless steel sink and mixer tap set into work surface. Plumbing and space for automatic washing machine. Good quality wood effect flooring. Panelled radiator. Opaque UPVC double glazed window to side elevation.

### Garden

The well-maintained rear garden can be accessed via a gate and footpath to the side of the property, or directly from the balcony off the open-plan living/dining room. It features a level, neatly kept lawn with well-stocked borders offering seasonal planting, along with a mature hedge to the boundary.

### Store Room

There is also a useful storage area situated underneath the property, which is accessed via a door from the garden.

### Garage and Parking

The garage has a remote controlled roller door, power points and lighting. Wall mounted gas combination boiler supplying domestic hot water and central heating. Driveway providing off road parking.

### Material Information

Council Tax Band - F

Tenure - Freehold

We are informed the property is of standard construction. Mains electricity. Mains gas. Mains water. Mains drainage. Solar panels with battery. EV charging point. Broadband and mobile coverage. Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



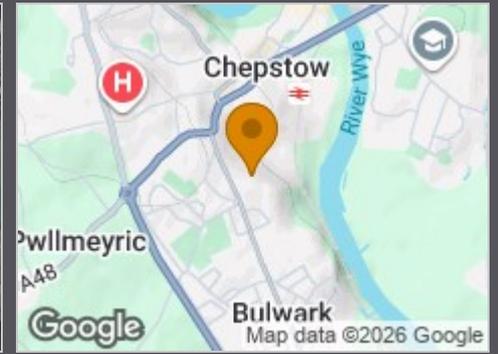
## Road Map



## Hybrid Map



## Terrain Map



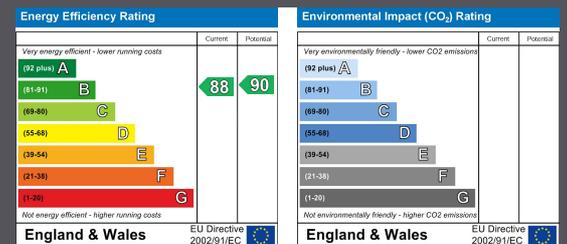
## Floor Plan



## 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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