

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 6 Fairfield Rd

Bulwark, Chepstow, NP16 5JP

No onward chain £369,950



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## Description

Beautifully presented and sympathetically extended to the rear, this attractive home offers over 1,200 square feet of well-planned accommodation, complemented by a detached studio within the rear garden. Currently owned for over 30 years the property is ideally located within easy reach of Pembroke Road Junior school, local shops, and the market town of Chepstow, making it a superb choice for families and professionals alike. An early viewing is highly recommended.

The generous accommodation is arranged over two floors. On the ground floor, a welcoming reception hall provides access to the staircase and a cosy living room. From here, the property flows through to a dining room which opens into a modern kitchen/breakfast room, featuring french doors leading out to the rear garden. Also on this level are a useful utility room and a ground floor shower room.

To the first floor, there are three good-sized bedrooms, along with a large store room currently used as a music room, which would also make an ideal home office or hobby space. Complementing the accommodation is a four-piece family bathroom.

Externally, the property benefits from off-road parking via a driveway to the front elevation. To the rear is a low-maintenance garden, complemented by a detached 2 room studio/office set within the boundary.

To the first floor, there are three good-sized double bedrooms. 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 inserts. Coving. Panelled radiator. Turn stairs to first floor landing. Door to living room.

## Living Room

14'05 max to recess' x 12'04 (4.39m max to recess' x 3.76m)

Coving. Feature fireplace. Under stairs storage cupboard. UPVC double glazed window to front elevation. Door to dining room.

## Dining Room

12'03 x 8'08 (3.73m x 2.64m)

Coving. Picture rail. Tiled floor. Panelled radiator. Open to kitchen breakfast room.

## Kitchen Breakfast Room

13'01 x 11'02 (3.99m x 3.40m)

Coving. Fitted with a matching range of base and eye level storage units all with wood effect work surfaces and tile splash backs. One and a half bowl stainless steel sink and mixer tap set into work surface. Space for range cooker. Space for upright fridge freezer. Tiled floor. UPVC double glazed french doors to rear garden. Door to utility room.

## Utility Room

Coving. Wood effect work surface with single drainer stainless steel sink, mixer tap and tile splash backs. Plumbing and space for dishwasher and washing machine plus space for tumble dryer. Wall mounted gas combination boiler (installed in 2022) with remainder of 10 year guarantee (subject to being serviced every year). Tile floor. Panelled radiator. UPVC double glazed window to rear elevation. UPVC double glazed and panelled door to side elevation. Door to shower room.

## Ground Floor Shower Room

Low level W.C. with concealed cistern and push button flush. Wash hand basin with Grohe chrome mixer tap set over vanity storage unit. Walk in shower with mains fed thermostatic recessed Mira shower and rain shower head

## First Floor Stairs and Landing

Coving. Panelled radiator. UPVC double glazed window to side elevation. Doors off.

## Bedroom One

17'06 max x 9'04 max (5.33m max x 2.84m max)

Panelled radiator. Two UPVC double glazed windows to front elevation.

## Bedroom Two

9'09 x 8'03 (2.97m x 2.51m)

Coving. Picture rail. Open storage area. Panelled radiator. UPVC double glazed window to rear elevation.

## Bedroom Three

13 max x 7'09 max (3.96m max x 2.36m max)

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

Tel: 01291 418418

### Store Room/Study/Music Room

11'11 x 5'11 (3.63m x 1.80m)

Coving. This room does not have a window.

### Bathroom

Modern white suite to include a low level W.C. with push button flush. Wash hand basin and with Grohe chrome mixer tap set over vanity storage unit. Jacuzzi bath with Grohe chrome mixer tap and shower attachment. Step in shower enclosure with mains fed thermostatic multi-head shower. Towel radiator. Shower panels to walls. Opaque UPVC double glazed window to rear side elevation

### Outside

#### Studio

A delightful, detached, twin roomed building which has been utilised for home office/salon in the past. Comprises

#### Office

12'01 x 8'08 (3.68m x 2.64m)

Vaulted ceiling. Good quality wood effect flooring. Power points and lighting. UPVC double glazed windows to rear and side elevations. Door to salon.

#### Salon

12'01 x 9'06 (3.68m x 2.90m)

Vaulted ceiling. Good quality wood effect flooring. Power points and lighting. UPVC double glazed window to front elevation.

### Garden

Accessed via kitchen patio doors or via side access is the rear garden which is of courtyard design. Adjacent to house is a full width paved seating area, leading to faux grass area for ease of maintenance and a further paved seating/outdoor dining area

### Parking

Driveway providing ample off-road parking for two vehicles

### Material Information

Council Tax Band - D

Tenure - Freehold

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

Construction Type - We are informed the property is standard construction.

Broadband and mobile coverage.

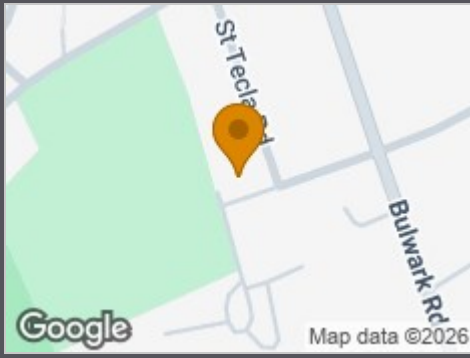
Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>

### Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partners Smartsearch and Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link to all buyers for you to complete the biometric and other checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. Please contact the office if you have any questions in relation to this.



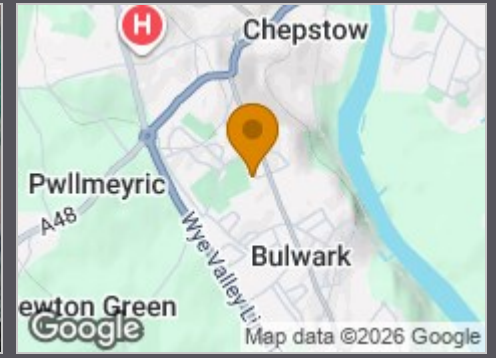
## Road Map



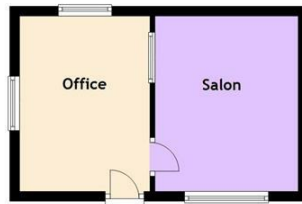
## Hybrid Map



## Terrain Map



## Floor Plan



Ground Floor



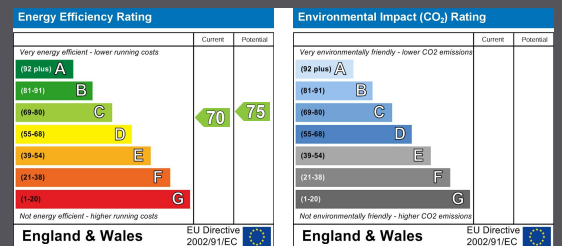
First Floor



## 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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