



## Braes Rockwood Road, £375,000

- Detached Bungalow
- 3 Bedrooms
- Garage
- Gardens
- Elevated views
- EPC Rating: D
- Council Tax: E



 3  1  1



## About the property

We are delighted to introduce this spacious and versatile detached Bungalow, ideally situated in a highly sought-after location near Chepstow town. Offered with NO ONWARD CHAIN, this attractive home provides flexible single storey living, perfect for a range of buyers. The property boasts a generous living area with stunning views across garden city and the surrounding countryside, creating a bright and inviting space to relax or entertain. A fully equipped kitchen is complemented by a conservatory/utility area adding both practicality and charm. Accommodation includes three well-proportioned bedrooms and a family bathroom; all thoughtfully arranged for comfortable living. Externally, the property benefits from well-maintained gardens, a detached garage with electric door and ample off-road parking, Chepstow is a highly desirable historic market town set on the banks of the River Wye, offering a fantastic mix of local amenities, well regarded schools and boasts excellent road links via the M48 and M4 providing easy access to Bristol, Newport and Cardiff while the nearby Wye Valley offers beautiful countryside right on your doorstep!

Homes of this individual design rarely come to market, making this a fantastic opportunity not to be missed!!





## Accommodation

### Hallway

Approached via part glazed UPVC entrance door inviting you into a generous hallway with doors leading to bedrooms, family bathroom, living area and kitchen. Access to part boarded loft with drop down ladder. Airing/storage cupboard. Radiator. Wall mounted digital thermostat. Power points

### Living Room/Dining Room

26' 11" x 14' 5" ( 8.20m x 4.39m )

A spacious and light room with far reaching views from the double UPVC patio doors which lead onto a raised patio seating area to enjoy the surroundings. 2x UPVC double glazed window to side aspects. Feature gas fire place with stone surround. Wall mounted light fittings. 2 x decorative ceiling light fixtures. x2 wall mounted radiators. carpeted.

### Kitchen

11' 10" x 11' 6" ( 3.61m x 3.51m )

Range of base and wall mounted 'cottage style' wood units. Worktops with single sink and drainer inset with stainless steel mixer tap over. Free standing John Lewis gas oven with extractor hood over. Built in dishwasher. space for washing machine, dryer and fridge/freezer. Wood effect laminate flooring. wall mounted 'Vaillant' Combi Boiler (2022). UPVC double glazed window to side aspect with pleasant views across neighbouring nature reserve/park. Door to conservatory/utility.

### Utility

11' 8" x 10' ( 3.56m x 3.05m )

Currently utilised as utility area with worktops with space under for cupboards, fridge, freezer and storage. Part UPVC double glazed. doors leading to side and rear of property

### Bedroom 1

11' 10" x 8' 2" ( 3.61m x 2.49m )

Double bedroom with front aspect UPVC double glazed window offering far reaching views. radiator. carpeted

### En-Suite

### Bedroom 2

12' 10" x 10' 10" ( 3.91m x 3.30m )

Double bedroom with side aspect UPVC double glazed window. Radiator. carpeted. Built in wardrobe space. En-suite W.C with low level w.c and hand wash basin. electric heater. fan assisted light.

### Bedroom 3

10' 10" x 8' 10" ( 3.30m x 2.69m )

Double bedroom with front aspect UPVC double glazed window offering far reaching views. radiator. carpeted. Wall mounted over bed lighting

### Family Bathroom

Generous room with white suite comprising low level W.C, hand wash basin with vanity unit surround and mirror over with feature spotlights, bath & shower unit. Heated towel rail, UPVC double glazed obscure glass window to rear.

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## Floorplan



Total floor area 107.9 m<sup>2</sup> (1,162 sq.ft.) approx

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