

H & H

HOUSE & HOME
PROPERTY AGENTS



35 Channel View

Bulwark, Chepstow, NP16 5AG

£264,940



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Description

Welcome to this beautifully presented three-bedroom mid-terrace home, perfectly positioned on a sought-after street in the ever-popular Bulwark area.

Step inside to find a spacious and stylish kitchen/breakfast room that opens into a bright conservatory, ideal for entertaining or enjoying views over the garden year-round. The generous living/dining room offers a cosy yet airy space for relaxing and the welcoming entrance hall features a staircase leading to the first floor.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom.

Outside, the property has a low-maintenance front garden, while the rear garden is generously sized, well-kept, and leads directly to off-road parking for up to three vehicles, a valuable feature.

This home is perfect for first-time buyers, young families, or those looking to downsize without compromising on space or location.

Local amenities can be found nearby. The market town of Chepstow is also close at hand 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 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.

Kitchen Breakfast Room

19'09 max x 10'11 max (6.02m max x 3.33m max)

Approached via UPVC double glazed and panelled door. Fitted with matching range of high gloss fronted base and eye level storage units all with tile splash backs and wood effect work surfaces. Single drainer stainless steel sink and mixer tap set into work surface. Built in fan assisted electric oven. Four ring touch control electric hob, tile splash back and stainless steel extractor hood over. Integrated dishwasher. Breakfast bar. Space for upright fridge freezer. Plumbing and space for automatic washing machine. Open under stairs storage. Good quality wood effect flooring throughout. Panelled radiator. UPVC double glazed window and door to conservatory. Door to living/dining room.

Living Dining Room

19'08 x 11'05 max (5.99m x 3.48m max)

Panelled radiator. UPVC double glazed windows to front and rear elevations Door to reception hall.

Conservatory

9'10 x 8'02 (3.00m x 2.49m)

Tiled floor. UPVC double glazed windows to all sides. Door to rear garden.

Reception Hall

Approached via UPVC double glazed and panelled door. Wood effect flooring. Stairs to first floor landing.

First Floor Stairs and landing

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

Tel: 01291 418418

Bedroom One

11'07 x 10'03 (3.53m x 3.12m)

Feature panelling to one wall. Wardrobe. Panelled radiator. UPVC double glazed window to front elevation.

Bedroom Two

13'08 x 8'11 (4.17m x 2.72m)

Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Three

10'06 x 6'04 (3.20m x 1.93m)

Panelled radiator. UPVC double glazed window to front elevation.

Bathroom

Modern white suite to include a low level W.C. Pedestal wash hand basin with chrome mixer tap. Bath with chrome mixer tap and mains fed waterfall shower and separate shower attachment over. Glazed shower screen. Part tiling to walls. Wood effect flooring. Chrome towel radiator. Opaque UPVC double glazed window to rear elevation.

Garden

To the front of the property is a low-maintenance garden, providing an attractive and tidy welcome.

The rear garden is a standout feature, enjoying plenty of afternoon and evening sun, perfect for relaxing or entertaining. A raised, paved seating area offers a great space for outdoor dining, while the remainder of the garden is laid to well-kept lawn.

There is a hardstanding area ideal for a shed, and the garden is enclosed with fencing. A gate at the rear leads directly to a gravelled parking area, offering space for up to three vehicles (subject to size)

Parking

Parking for 2-3 vehicles depending on size.

Material Information

Tenure - Freehold

Council Tax Band - C

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

We are informed the property is Wimpey no Fines construction.

Broadband and mobile coverage.

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



Road Map



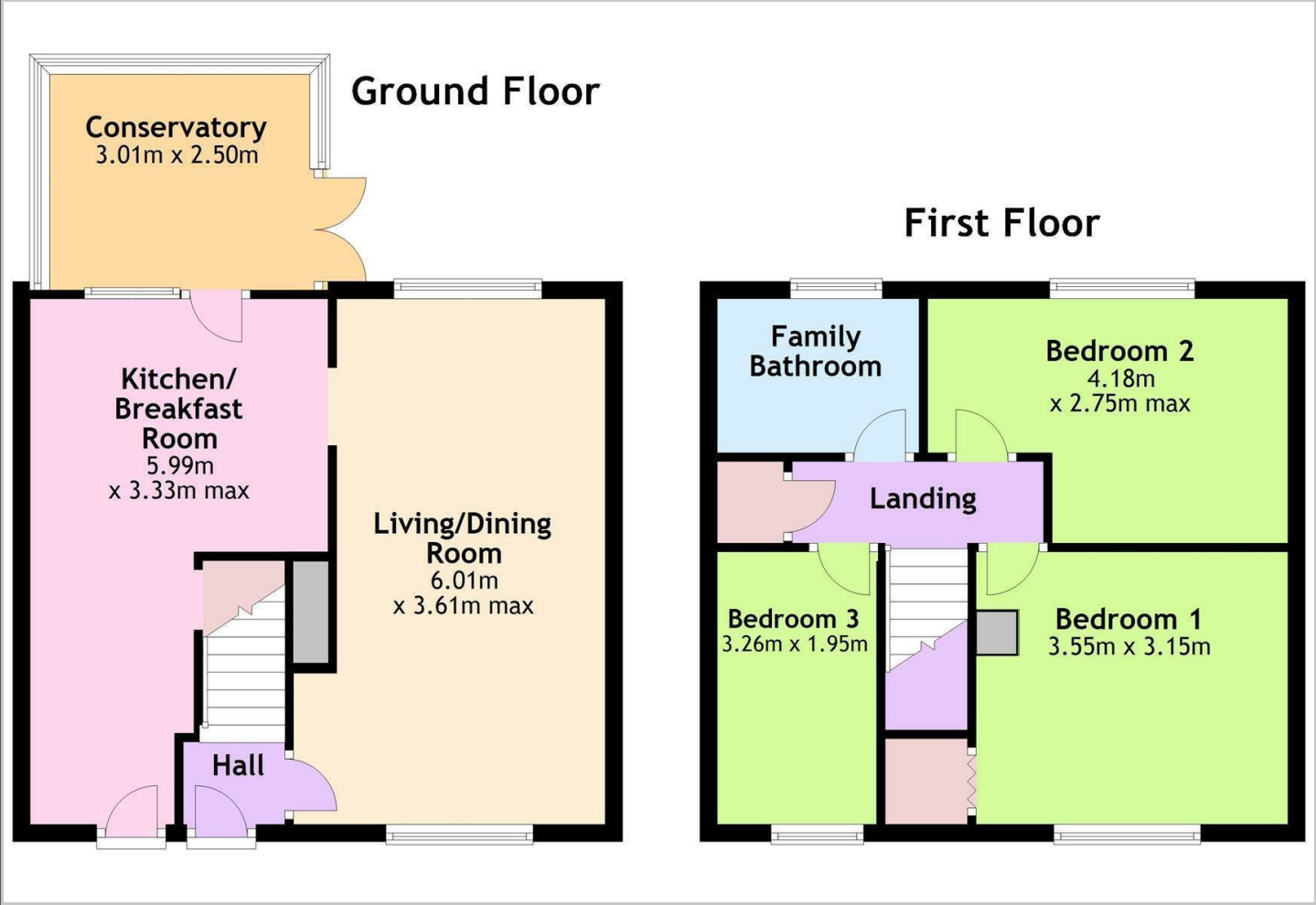
Hybrid Map



Terrain Map



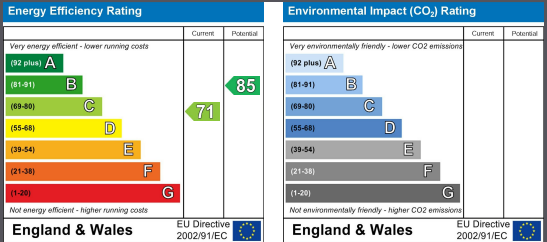
Floor Plan



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



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