



CHEPSTOW

Guide price **£325,000**



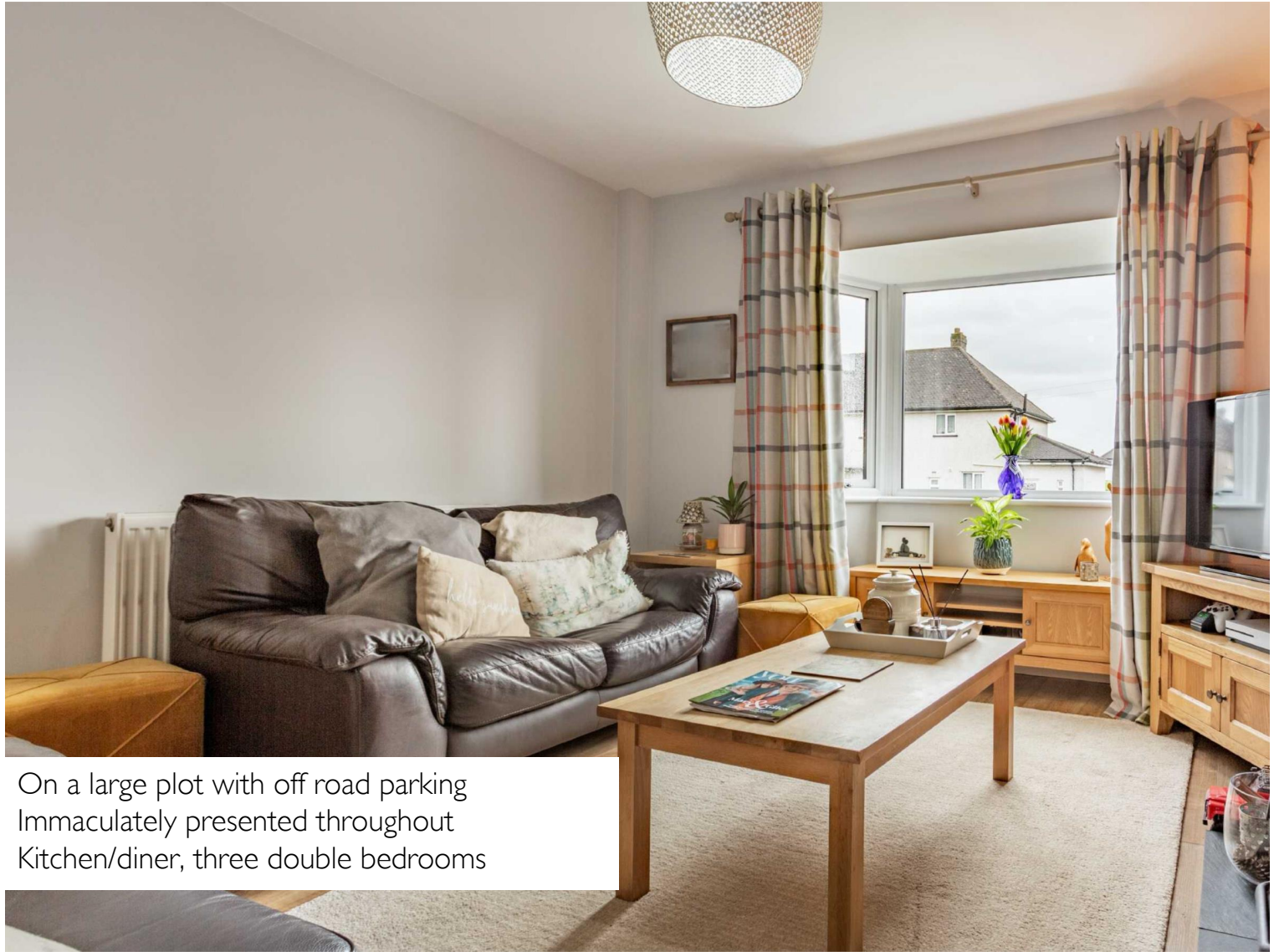
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18 CROMWELL ROAD

Monmouthshire NP16 5AD



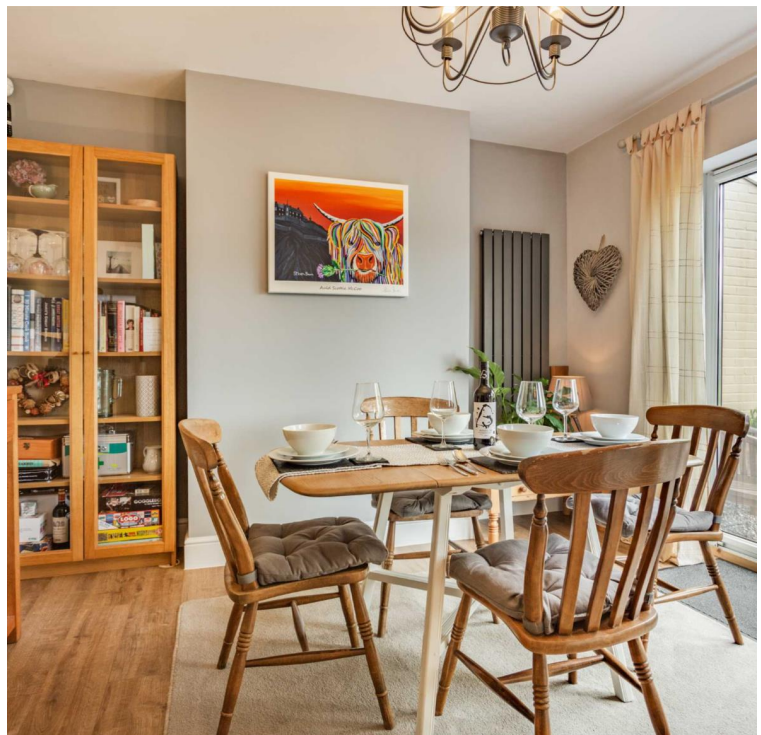
On a large plot with off road parking
Immaculately presented throughout
Kitchen/diner, three double bedrooms

Along a quiet, residential cul-de-sac street this immaculately presented three-bed, semi-detached house is a turn-key home that offers space inside and out but also the potential to expand into its enormous plot if required.

Currently the attractive home offers a delightful living room with bay window at the front and a 'heart of the home' kitchen diner at the rear that flows seamlessly into the sizeable and family-friendly, sociable rear garden.

To the side there is a small extension that adds a utility room and cloakroom to the ground floor and a spacious bathroom on the first floor, and this thoughtful design then allows all three bedrooms to be good-sized doubles.

Outside the potential of the house to expand to accommodate a growing family is clear, with ample space to welcome a side and a rear extension, as many of the neighbours have done, subject to planning permission.



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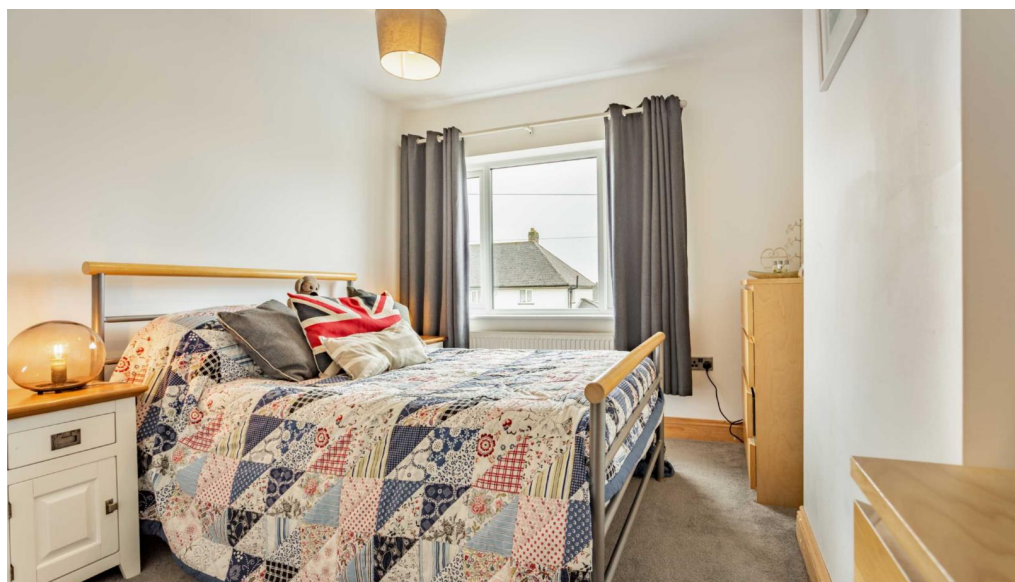
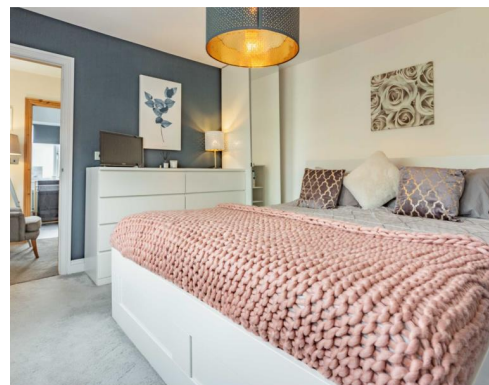
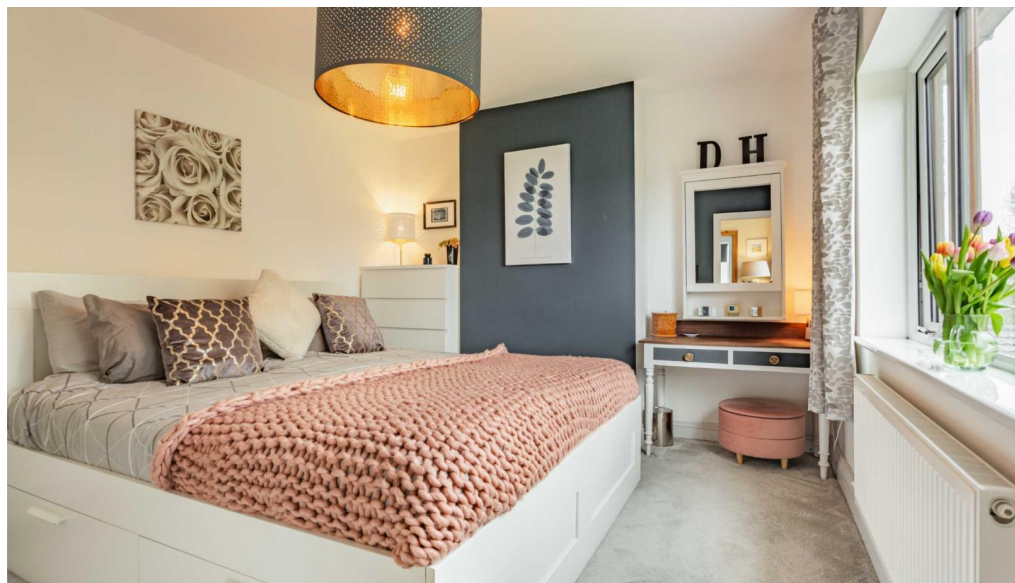


KEY FEATURES

- Semi-detached family home
- Located on a quiet dead-end road
- Immaculately presented with three double bedrooms
- Sociable kitchen/diner with doors out to large rear garden
- Potential for extending to the side and rear (STP)
- Large plot with ample off road parking



STEP INSIDE



The house is located in the heart of a popular residential area of the village of Bulwark, south of Chepstow. Locally, amenities and facilities include hair and beauty salons, national brand shops, a woodland park on the banks of the River Wye, football and rugby clubs, and a community centre which is located near the end of Cromwell Road.

But Chepstow town centre is just a few minutes drive to the north for more choice of shops, services, and ample choice of establishments for socialising, as well as a mainline railway station for easy access to the rest of the UK.

Access to main road routes from Bulwark is easy too, with the M48 just a few streets away leading to major towns and cities such as Bristol, Newport and Cardiff, plus routes north via the M5.

Step inside the attractive property and the hall welcomes with space, light and a modern, neutral decor that sweeps through the whole of this charming home. The greeting at the front door is enhanced by the view straight through the house and out into the garden - a line of sight from front to back is always a pleasing design feature to welcome you home and impress visitors.

Into the front living room and the immaculate presentation of modern decor continues and a bonus bay window is a sizeable entry point for natural light to join this sociable space.

There's ample floor area for a number of sofas to cluster around a central fireplace with wooden mantel, creating a cosy and inviting room to gather with family and friends to watch a movie or chat the night away.

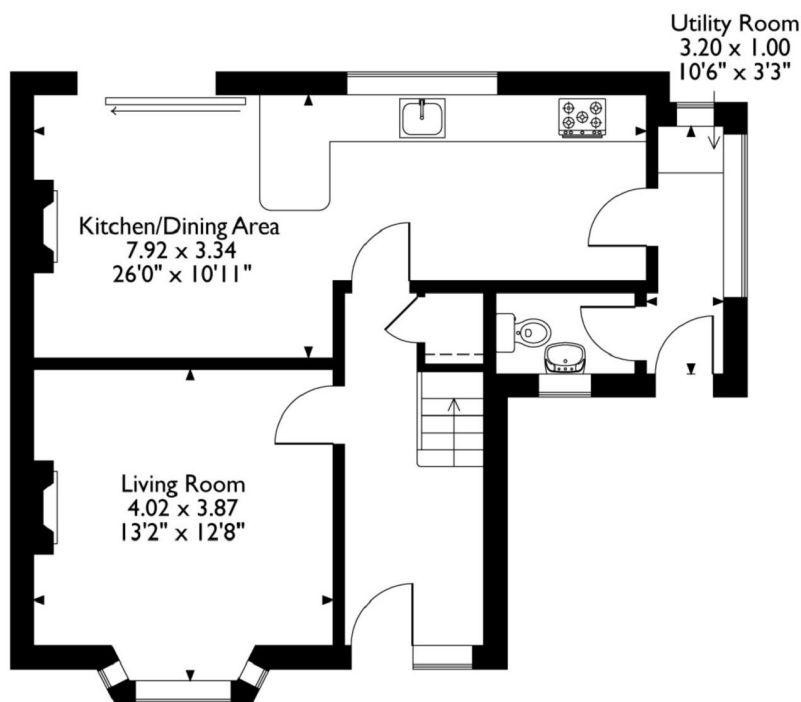
The peaceful and neutral shades are joined by the visual warmth of the wooden flooring which gives the comfortable space even more character. The living room is a very welcoming place to gather, but it's the well-equipped kitchen diner that spans the whole width of the house at the rear that is the heart of the home' and can boast a substantial range cooker sure to excite any cook.

This wonderful space is perfectly zoned into a light-filled kitchen with timeless Shaker-style units and integrated appliances at one end and a sizeable dining zone at the other end that flows seamlessly into the garden via glass sliding doors.

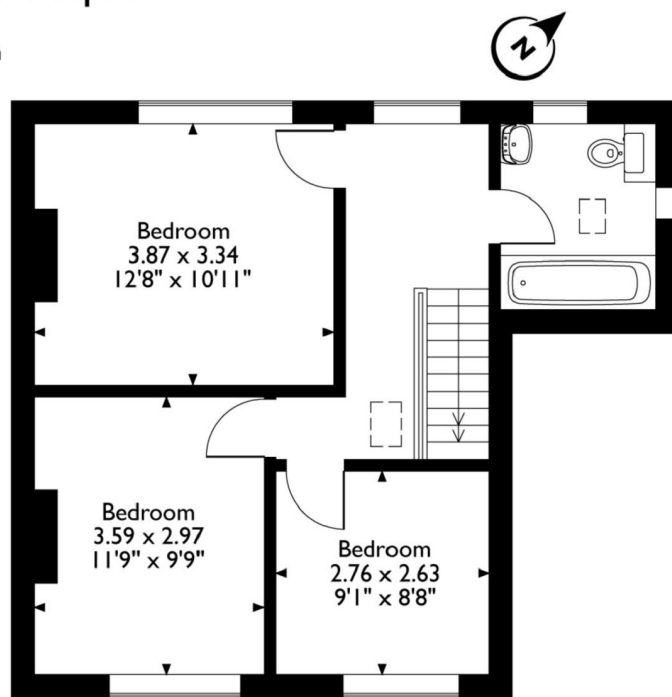
Within this dining zone there's enough space for a chair or two to be added by the glass doors to ensure garden views can be enjoyed sitting up at the table or by sinking into a comfy armchair.

This very pleasant room is the setting for many family meals or homework projects at the table and the cook being joined for a drink and a chat at the integrated breakfast bar.

Approximate Gross Internal Area 100 Sq M/1076 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Sitting at the glass doors offers a front row seat to watch the wild weather, and then sliding them open to effortlessly step out onto the substantial garden patio when the sun eventually appears.

But the ground floor accommodation doesn't stop at the back door in the kitchen. Opening this door reveals a small extension that is home to the practical engine of the house - a utility and boot room space that can be accessed from the front, so any Monmouthshire mud picked up by boots and dogs while exploring the glorious countryside that surrounds the house is not invited any further into it.

There's also a cloakroom within this section of the property, another positive tick towards creating a perfect family-friendly home.

Back to the light-filled hall and up to the first floor to discover something that not all semi-detached houses can boast - three double bedrooms. There's no tiny box room as the third bedroom at this address, and this is due to the bathroom being housed in a small side extension.

The bathroom is another beautifully designed, contemporary space with a double-ended bath a delightful end of the day treat, soaking in bubbles surrounded by peaceful interior design that induces relaxation, but it can also be the perfect place to start the day too with an invigorating shower. Space has been well planned in this family home, with each area thoughtfully given a function, be it practical or pretty or both, with a good example found on the large landing where the spacious area by the window is now a bonus reading nook.

All three bedrooms are a good size and a shape that can easily welcome added furniture, with the primary boasting dimensions that can happily welcome a super king size bed.

From the outside it's obvious that this substantial plot has potential for this property to be extended further as the family grows or to offer the opportunity to accommodate multi-generational living, creating a house that is truly a home for life.

But, as it currently stands, it is an inviting, modern home that easily welcomes social gatherings as well as moments alone in separate spaces - the perfect combination.

STEP OUTSIDE



Step outside this beautifully presented, well-maintained home to find that the high level of care, as well as the space, continues into the front and rear gardens. At the back the sliding glass doors from the sociable kitchen diner open directly onto a spacious patio area, so the party can easily spill out into the sizeable outdoor space. It's a family and dog friendly private and enclosed garden with plenty of lawn for playing games and hosting picnics as well as the opportunity to grow your own produce, plus a handy shed for storing all the outdoor toys and garden equipment. The patio that spans the width of the garden is the social hot spot, with ample space for inviting all family and friends over with plenty of room for a large alfresco dining set as well as comfy garden seating, as the BBQ sizzles and the cool drinks begin to be served.

Out to the front and there's abundant space for up to four cars to park on this larger than average plot. Viewing the home from the end of the drive it's clear that there is potential to expand the house to the side as well as the rear, single-storey or two-storey, depending on the budget available and securing planning consent.

A brief look at some of the neighbouring properties reveals that extensions have been built on their plots, so if planning is successful this lovely home can expand as the family does, or become a house for multi-generational living, and be a happy home for life.

INFORMATION

Postcode: NP16 5AD

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our Chepstow office proceed up the High Street, through the town arch heading up Moor Street, turning right onto the A48. Take the first left signposted Bulwark. Proceed into Bulwark, passing the shops. At the first roundabout take the third exit onto Pembroke Road. Take the first left onto Mathern Way and the second right into Cromwell Road. The property can be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)	67	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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