



CHEPSTOW

Guide price **£235,000**



13 BRUNEL ROAD

Bulwark, Chepstow, Monmouthshire NP16 5AP



Three bed mid terrace property
Off-road parking
Enclose rear garden

This lovely 3-bedroom mid terraced family home offers good accommodation and having the bonus of off road parking to the front, with a level and secure rear garden. This property is ideally placed for a first-time buyer (FTB) or as an ideal investment.

Situated in Bulwark, this property benefits from a range of convenient facilities nearby, including local shops, a primary school, and a pub.

Additionally, residents can enjoy access to a further array of amenities in nearby Chepstow.

Excellent transportation options are also available, with good bus, road, and rail links. The A48, M4, and M48 motorway networks provide easy commuting access to Bristol, Cardiff, and Newport, making this location ideal for those seeking both convenience and accessibility.



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KEY FEATURES

- Three bed mid terrace property
- Off-road parking
- Secure rear garden
- Kitchen/diner
- Sizeable living room
- Easy access to main roads and major road links



STEP INSIDE



Upon stepping into 13 Brunel Road, you will first be greeted by a useful entrance lobby with stairs leading directly to the first floor.

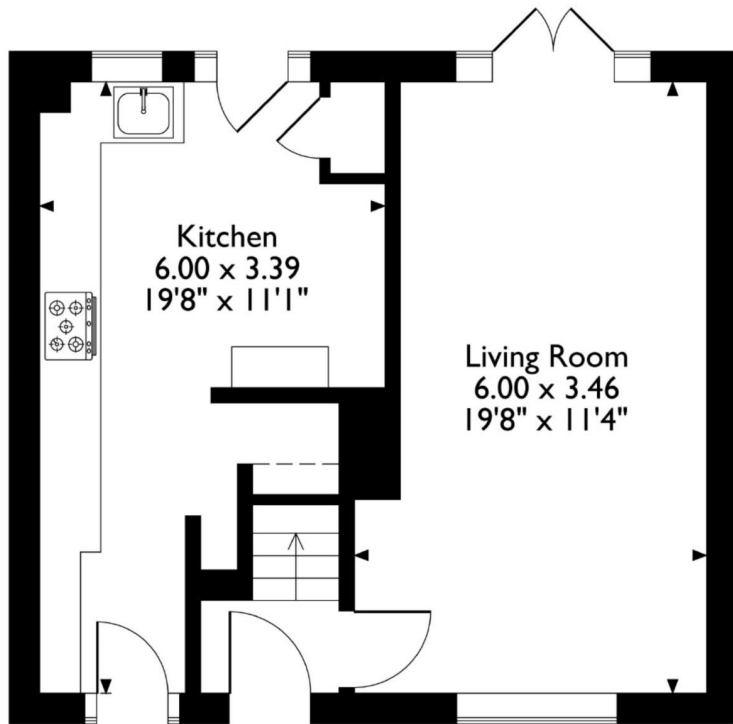
To the right, you will enter a generously sized lounge/diner that spans from the front to the back of the house.

This room features a window overlooking the rear garden and another overlooking the parking spaces at the front. Continuing on, you will find the kitchen, which provides access to the rear garden.

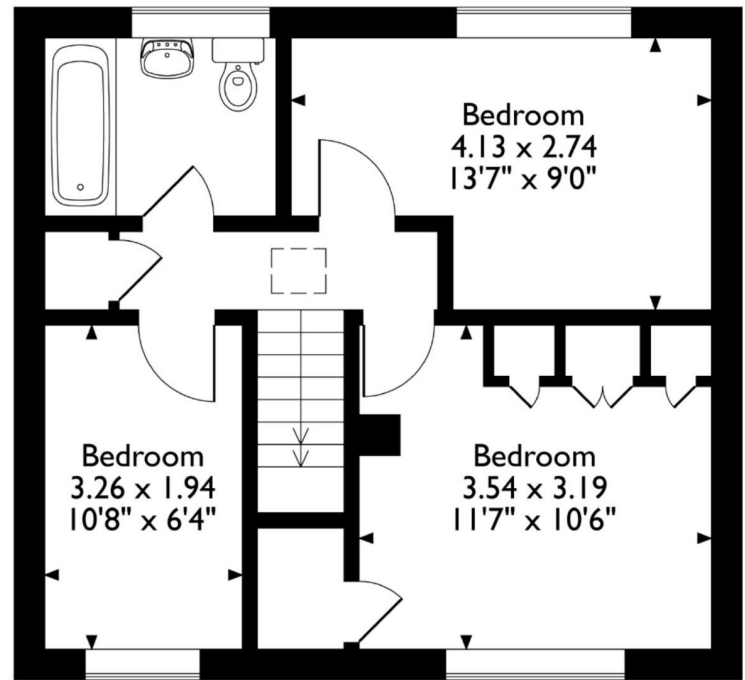
The kitchen is fitted with both modern wall and base units and includes spaces for appliances.

Additionally, it is spacious enough to accommodate a kitchen table if desired.

Approximate Gross Internal Area 78 Sq M/840 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.

To the first floor, there are three bedrooms and a modern family bathroom, offering comfortable and convenient living spaces for the whole family.

There is also a modern white bathroom suite with a shower over the bath.

STEP OUTSIDE



At the front elevation, the property offers off-road parking for one vehicle and arranged widthways for convenient access.

To the rear, there is a secure garden primarily laid to the lawn, providing a private and useful outdoor space.

INFORMATION

Postcode: NPI 6 5AP

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our Chepstow office proceed up the High Street, through the town arch and up Moor Street, turning Right onto the A48. At the roundabout take the first exit for Fair View. Continue to the end of Fair View. Turn left onto Mathern Road and immediately right into Channel View. Brunel Road is the second turning on your left and the property is a little way down on your left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		85
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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