



# BULWARK, CHEPSTOW

Guide price **£280,000**



# 38 RAGLAN WAY

Bulwark, Chepstow, Monmouthshire NP16 5QL



3 bed terraced property  
Off road parking for two vehicles  
Ideal for First time buyers

This is a wonderful example of a three-bedroom terraced home situated in a great area near schools and local shops. The property has been lovingly updated, featuring modern decor that enhances its charm. The current owners have truly enjoyed living here and have taken great care to create a welcoming family home. Additionally, the property offers parking for two vehicles, making it convenient for families or guests.

Located in the popular Bulwark within walking distance to the local infant and primary school, Tesco Express and B&M. The centre of Bulwark which provides further shops, post office, supermarket and schools, etc. The M48 Severn Bridge motorway network provides quick and easy access for commuting to Bristol, London, Gloucester, Newport or Cardiff. Chepstow town centre is approximately 1.5 miles distant providing a further selection of restaurants, pubs, supermarkets, leisure centre, senior schools, road rail and bus links



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### KEY FEATURES

- Three-bed terraced property
- Secure rear garden
- Off-road parking for two vehicles
- Beautifully presented
- Easy access to motorway link



# STEP INSIDE



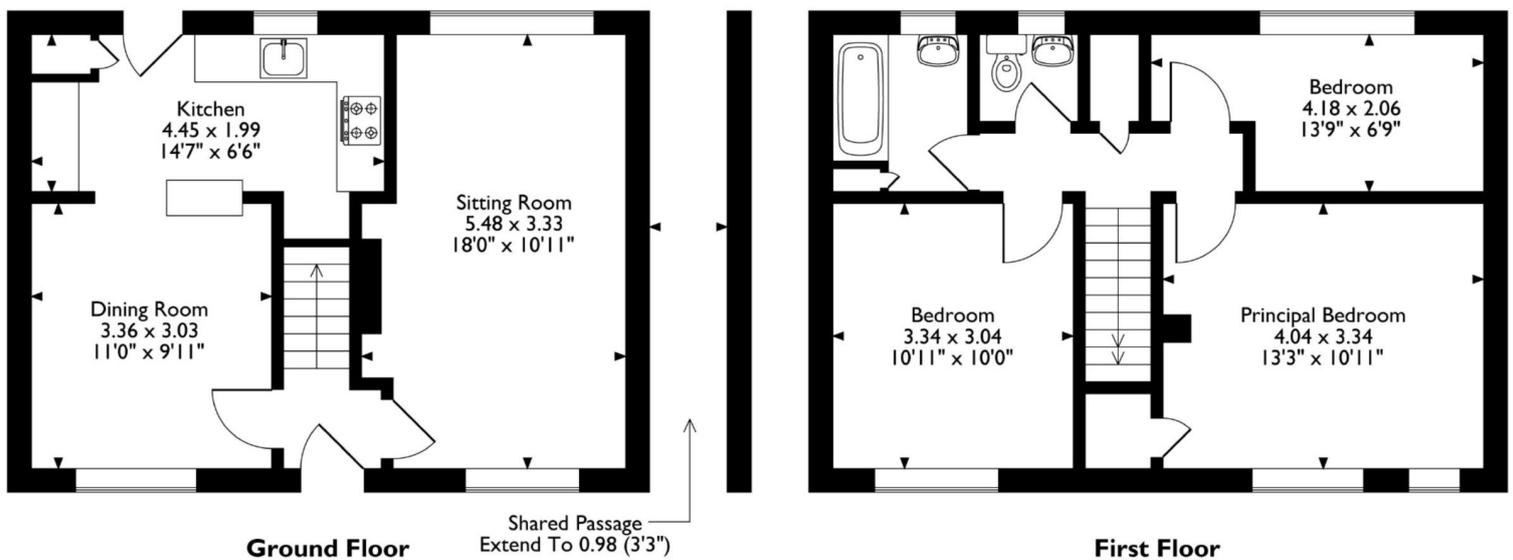
As you enter this three-bedroom property via the path, you'll first notice on passing the convenient off-road parking, making it easy to unload shopping or accommodate children - a great benefit for any young family.

Upon entering, a central hallway welcomes you, with a large living room to the right. The dual-aspect windows allow plenty of natural light to flood through, and a sizeable window at the rear overlooks the beautifully remodelled garden and a lovely seating area.

The hallway is practical, providing a space to kick off your boots and hang up your coat.

To the left, the kitchen dinner has been tastefully decorated with the latest trends, creating a warm and inviting atmosphere for family meals and entertaining a great family space.

## Approximate Gross Internal Area 86 Sq M/925 Sq Ft



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.

As you ascend to the first floor, you'll appreciate the added convenience of a separate wc, in addition to the main family bathroom with a shower over the bath, which is fitted with a modern white suite.

The property offers two double bedrooms at the front of the home, both boasting a pleasant outlook towards the Severn Estuary.

The third single bedroom has currently been utilised as a workspace but has the potential to be transformed back into a lovely bedroom or nursery, conveniently located next to the principal bedroom.

This home combines modern living with practical amenities, making it an ideal choice for families or those looking for extra space.

# STEP OUTSIDE



As you step outside to the rear garden, either through the rear door of the kitchen or via the arch to the right of the property which allows external access, you'll find a charming space designed for relaxation and enjoyment. The garden features a small retaining wall and the garden has been expertly reconfigured to create a cosy seating area, perfect for gatherings or quiet moments outdoors.

The shed has been relocated to a more suitable position, enhancing the overall flow and functionality of the garden. This outdoor space is ideal for alfresco dining, entertaining friends, or simply unwinding after a long day, making it an excellent extension of your living space. Whether you have a green thumb or prefer low-maintenance landscaping, this garden offers the versatility to suit your lifestyle.

#### AGENT'S NOTE:

There is a shared alleyway between this property and the one next door leading from the front of the property to the rear gardens. The alley has a lockable security gate installed, and the space and access is shared between both properties. The boundary of the alley itself falls directly under both properties first floors.

#### INFORMATION

Postcode: NPI 6 5QL  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: D





## DIRECTIONS

From Chepstow High Street, proceed under the arch and continue straight on Moor Street. At the T-Junction turn right on to the A48 and continue up the hill and take the first left onto Bulwark Road. Continue on Bulwark Road passing a collection of shops and takeaways, until you come to a roundabout. Take the first exit onto Bulwark Avenue and continue down to end then turn left into Raglan Way. The property is a on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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