



## DIRECTIONS

From our Chepstow office proceed up Moor Street turning right onto the A48. Proceed up the hill taking the left hand turn into Bulwark. Continue along Bulwark Road turning right into Fairfield Road and then right again into St. Tecla Road, where following the numbering you will find the property on left hand side.

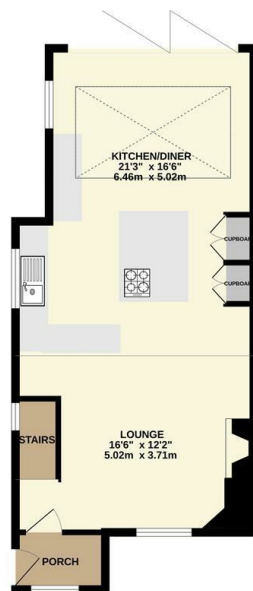
## SERVICES

All mains services are connected to include mains gas central heating.  
Council tax band C.

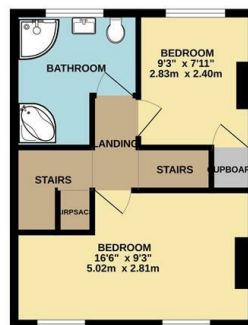
## TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

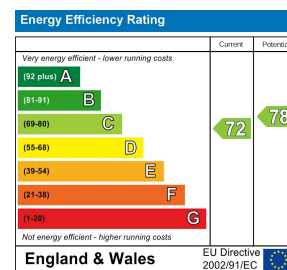
GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:  
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



**4 ST. TECLA ROAD, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5JR**

**2 1 2 C**

**GUIDE PRICE £299,950**

**Sales: 01291 629292  
E: sales@thinkmoon.co.uk**



This immaculately presented semi-detached property affords fantastic and deceptively spacious living accommodation to include a superb contemporary extension to the rear providing fantastic modern kitchen open plan to dining-living spaces that will no doubt suit a variety of markets. The well-planned living accommodation briefly comprises to the ground floor; entrance porch, a very generous lounge with feature wood burner and an outstanding open plan kitchen/dining/family room, whilst to the first floor there are two double bedrooms and a four piece family bathroom. Furthermore the property benefits stairs leading to a loft room currently utilised as a study but offers further use depending on requirements and necessary consent. The property further benefits a private driveway to the front providing parking for two vehicles as well as a super private, level rear garden. The property is finished to a particularly high standard throughout and we strongly recommend an internal viewing to appreciate the space on offer.

Situated on a quiet, one way road backing onto the Bowls and Tennis Club and enjoying a lovely south westerly open outlook, the property is within walking distance to local schools and amenities to include Chepstow town centre and also provides links to the motorway network for the everyday commuter.

**GROUND FLOOR**

**ENTRANCE PORCH**

Front door leads into a really convenient space perfect for coats and shoes. Window to front aspect. Internal wooden glazed door leading through to: -

**LOUNGE**

**5.03m x 3.71m (16'6" x 12'2")**

A well-proportioned reception space enjoying a large picture window to the front aspect and stained glass window to the side. A feature free standing wood burner on a slate hearth. Wood effect laminate floor. Staircase to first floor. Open plan to:-

**KITCHEN/DINING/FAMILY ROOM**

**6.48m x 5.03m (21'3" x 16'6")**

A fantastic space appointed with an extensive range of modern wall and base units with ample quartz worktops and upstands. Feature central island with Neff five ring gas hob and extractor over, wine cooler and breakfast bar. Feature Belfast sink with mixer tap. Eye level AEG twin ovens. Integrated dishwasher, washing machine and tumble dryer. Space for a free standing American fridge freezer. Window to side elevation. The dining area provides a really light and airy reception space currently utilised as a formal dining area with triple glazed bi-fold doors opening out to rear garden and a fantastic feature roof Lantern also benefitting triple glazing. Wood effect laminate flooring continued.

**FIRST FLOOR STAIRS AND LANDING**

Spacious light and airy landing area with a split level staircase. Window to the side aspect.

**BEDROOM 1**

**5.03m x 2.82m (16'6" x 9'3")**

Well-proportioned principal double bedroom with two windows to the front aspect.

**BEDROOM 2**

**2.82m x 2.41m (9'3" x 7'11")**

Double bedroom with window to the rear aspect. A large walk-in cupboard with inset shelving.

**FAMILY BATHROOM**

Comprises a four-piece suite to include corner bath with chrome taps, large walk-in corner shower cubicle with electric shower unit, pedestal wash hand basin with chrome taps and low-level WC. Part-tiled walls. Frosted window to the rear aspect.

**LOFT ROOM**

**5.51m x 4.55m (18'1" x 14'11")**

Double doors from the first floor landing and staircase lead up to the loft room which provides an additional flexible space currently utilised as a library and study but has potential to be converted into a third bedroom subject to the necessary consent. Velux window to the rear aspect. Eaves storage. Feature exposed brick wall to one side.

**OUTSIDE**

To the front brick paviour driveway offering parking for two vehicles along with a flowerbed. Pedestrian gate leading to the rear, which is south-westerly facing and comprises a good sized paved patio area perfect for dining and entertaining which wraps around to the side of the property. Paved pedestrian pathway leads to the rear of the garden where there is a useful brick built outbuilding, as well as a further paved terrace providing a super private spot. The majority of the rear garden is laid to level lawn with a range of attractive flower beds, fruit trees and a lovely olive tree. The rear garden is fully enclosed by timber fencing to all sides.

**SERVICES**

All mains services are connected, to include mains gas central heating.

