



DIRECTIONS

From our Chepstow office proceed along the A48 towards Newport, passing through Pwllmeyric and then turning left to Mathern. Proceed into the village where you will find the driveway to Fishermans Walk on your right, just opposite the Millers Arms public house.

SERVICES

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

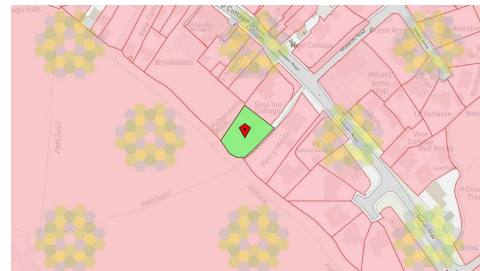
Council Tax Band G.

TENURE - FREEHOLD

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



GROUND FLOOR
1649 sq.ft. (153.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-91)	A		
(69-81)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
	G		
Not energy efficient - higher running costs			
England & Wales		65	79
		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1649 SQ.FT. (153.2 SQ.M.) APPROX.
Room sizes are approximate and are based on the information provided by the Vendor. The Vendor is not responsible for any errors or omissions in the information provided. The Vendor is not responsible for any errors or omissions in the information provided. The Vendor is not responsible for any errors or omissions in the information provided.

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
 None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishing.

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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



FISHERMANS WALK, MATHERN, CHEPSTOW, MONMOUTHSHIRE, NP16 6JH



OFFERS OVER £500,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

Fishermans Walk comprises a mid-century individually designed and constructed detached bungalow, occupying a secluded yet convenient location in the heart of the popular village of Mathern, with attractive rural views to the South West. The property has undergone recent modernisation with updated kitchen, bathroom, central heating system as well as roof and overhaul of the electrics and is presented to a good standard throughout. A particularly nice open plan design offering spacious and light accommodation.

Mathern itself is a popular village located close to the established town of Chepstow with good road links via the M48 motorway to Cardiff and Bristol.

ENTRANCE DOOR TO: -

KITCHEN/FAMILY ROOM

8.23m x 3.51m (27' x 11'6")

A spacious updated kitchen with an extensive range of base and eye level storage units with large central island. Inset single drainer sink unit with mixer tap. Tiled splash back and tiled flooring. French doors to side garden. Window to side elevation. Open plan to: -

DINING AREA

6.78m x 2.67m (22'3" x 8'9")

With window to front elevation. Tiled flooring. This area is open plan to the main living room with steps leading down.

LIVING ROOM

8.05m x 3.86m (26'5" x 12'8")

An attractive principal reception room with exposed stone work and fire place with wood burning stove. Full width doors and windows to rear garden with a sunny South Westerly aspect.

STUDY

3.23m x 1.65m (10'7" x 5'5")

With window to rear elevation.

UTILTIY ROOM

Leading off the kitchen is this useful utility room with space for washing machine and tumble drier. Window to rear elevation and door to garden.

CLOAKROOM/WC

Low level WC and wash hand basin. Window to side elevation.

INNER HALLWAY

BEDROOM ONE

5.54m x 3.28m maximum (18'2" x 10'9" maximum)

French doors to rear garden and window to side elevation.

BEDROOM TWO

3.89m x 2.84m (12'9" x 9'4")

With window to rear elevation.

BEDROOM THREE

2.90m x 2.82m (9'6" x 9'3")

With window to front elevation.

BATHROOM

Appointed with a four piece suite comprising panelled bath, step in shower cubicle, low level WC and wash hand basin. Frosted window to front elevation.

GARAGE

Attached double garage with up and over door, power and light. There is also a useful workshop room to the rear of the garage.

GARDENS

The property is approached via a tarmacadam driveway with parking and turning area. The main gardens are to the rear of the bungalow with attractive South-westerly sunny aspects and adjoining unspoilt rural countryside. There is an attractive court yard garden leading off the kitchen.

SERVICES

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

