

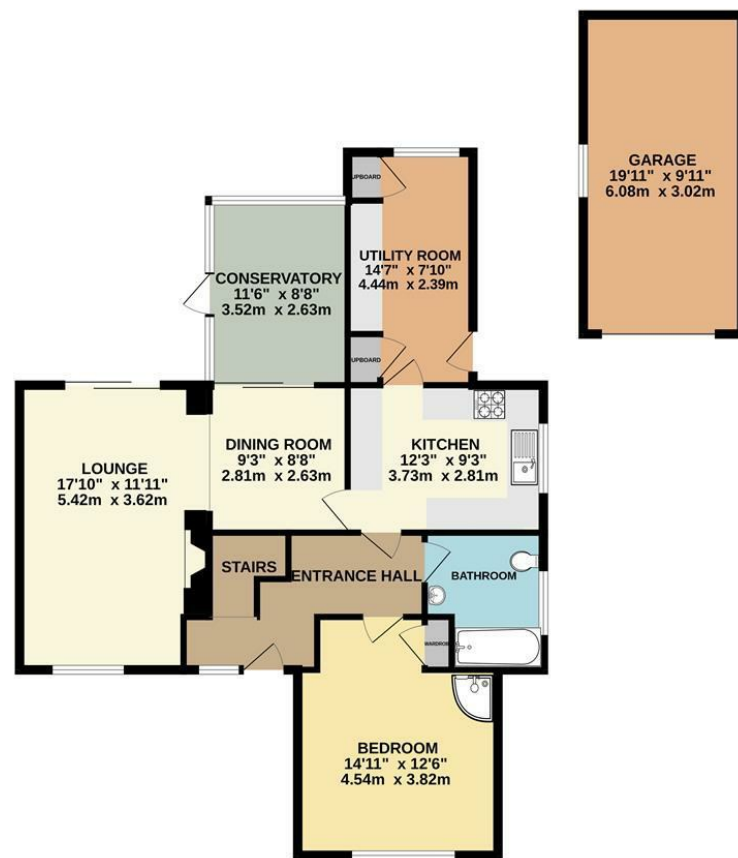
DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right onto A48, continue along the A48 towards Newport, proceed through the village of Pwllmeyric, taking the turning on your left into Mathern village. Continue through the village where you will find Ty-Newydd on your right hand side just before The Millers Arms public house.

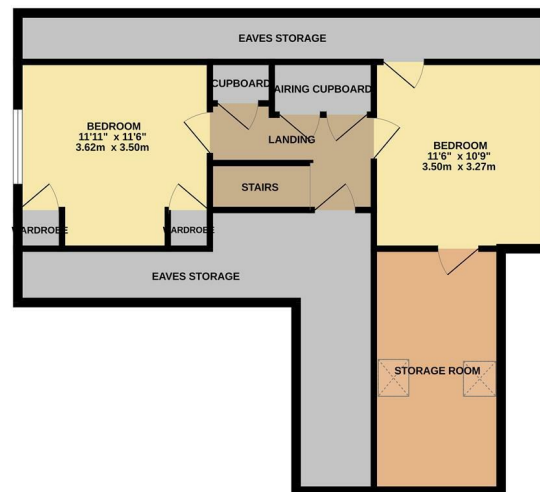
TENURE - FREEHOLD

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

GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



**TY-NEWYDD, MATHERN ROAD, MATHERN,
CHEPSTOW, MONMOUTHSHIRE, NP16 6JH**



OFFERS IN THE REGION OF £450,000

Sales: 01291 629292
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ty-Newydd comprises a detached chalet bungalow dating from the mid 1970's, located in the heart of the popular village of Mathern with local public house, well attended church and excellent village community. The village itself is located approximately two miles from the historic town of Chepstow with its attendant range of facilities and also offers easy access to the M48 motorway. This part of Monmouthshire is very pretty with the famous Wye Valley being nearby with lovely countryside walks and other pursuits. The property is in need of renovation and updating but offers an excellent opportunity to create a comfortable family house in a super location.

GROUND FLOOR

ENTRANCE HALL

With window and door to front elevation, stairs to first floor.

LIVING ROOM

5.44m x 3.63m (17'10" x 11'11")

A spacious living room with window to front elevation and patio doors to rear garden. Feature stone fireplace. Open plan to:-

DINING ROOM

2.82m x 2.64m (9'3" x 8'8")

A good sized dining room with door to kitchen and patio doors to:-

CONSERVATORY

3.51m x 2.64m (11'6" x 8'8")

A uPVC double glazed conservatory with door to garden. Tiled floor.

BEDROOM 1

4.55m x 3.81m (14'11" x 12'6")

A spacious principal bedroom with window to the front elevation and step-in corner shower cubicle. Built-in cupboard.

FAMILY BATHROOM

Comprising of a three-piece suite to include panelled bath with shower over and glass shower screen, wash hand basin in vanity unit and low-level WC. Fully tiled walls and tiled floor. Window to side elevation.

KITCHEN

3.73m x 2.82m (12'3" x 9'3")

Fitted with a range of wooden base and eye level storage units with worktops and tiled splashbacks. Inset one and a half bowl sink and drainer unit. Space for freestanding cooker. Wall-mounted gas boiler. Ceramic tiled floor. Window to side elevation and glazed door to:-

UTILITY ROOM

4.45m x 2.39m (14'7" x 7'10")

Fitted with a range of base level storage units with inset stainless steel single bowl sink and drainer. Space for washing machine and tumble dryer. Built-in cupboards. Window to rear elevation and door to the side elevation and driveway.

FIRST FLOOR STAIRS AND LANDING

A spacious landing with window to the front elevation. Built-in storage cupboard and airing cupboard.

BEDROOM 2

3.51m x 3.28m (11'6" x 10'9")

With window to side elevation. Access to eaves storage and also access to a useful walk-in attic/storage room with two velux roof lights, (potential for further accommodation subject to the necessary planning consent).

BEDROOM 3

3.63m x 3.51m (11'11" x 11'6")

With window to side elevation and built-in storage cupboards.

OUTSIDE

GARDEN

Ty-Newydd stands in attractive mature gardens to the front with driveway providing off road parking and turning area, with access to the single car garage. The rear garden is a very attractive feature of this property, extremely well planted with a pretty range of flowering trees and shrubs with lawned area, flower borders and South Westerly views towards St. Pierre Golf and Country Club.

GARAGE

6.07m x 3.02m (19'11" x 9'11")

A single car garage with up and over door and window to the side elevation.

SERVICES

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

