



DIRECTIONS

DIRECTIONS From our Chepstow office proceed up the High Street turning right onto the A48. Proceed along this road where at the roundabout take the third exit heading down Pwllmeyric hill taking the left hand turn at the bottom of Pwllmeyric hill into Mathern. Proceed along this road without deviation where going into the village of Mathern you pass the village hall on your right hand side with the property situated on the right hand side shortly after.

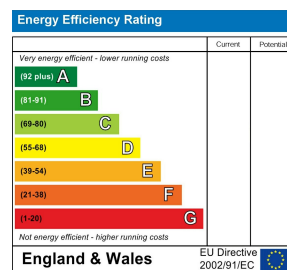
SERVICES

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

2021/2022 Council Tax Band G.

TENURE - FREEHOLD

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



**1 GLEN VIEW, MATHERN, CHEPSTOW,
MONMOUTHSHIRE, NP16 6JJ**



OFFERS IN EXCESS OF £550,000

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

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 finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Glen View comprises of a spacious detached family home situated within the popular village of Mathern. The property is well presented throughout and briefly comprises of kitchen/dining room giving access to study and access to integral double garage. From the dining area is access to inner hallway leading to living room and snug as well as ground floor w.c. with four bedrooms, the master of which benefiting from e-suite, as well as separate family bathroom to the first floor. Outside the property offers parking area with enclosed private courtyard style gardens offering a pleasant private space whilst being low maintenance. Being situated in Mathern a number of facilities are close at hand to include pub and village hall with a garage/shop at the end of the road to Mathern with a further range of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within easy commuting distance.

GROUND FLOOR

KITCHEN/DINING ROOM
kitchen area 13'8" x 10'0" maximum

Accessed via uPVC double glazed front door from courtyard. Appointed with a matching range of base and eye level storage units with granite worktops. Four ring gas hob, stainless steel extractor over, as well as eye level Zanussi electric oven and grill, integrated dishwasher and low level fridge and freezer. Inset stainless steel one bowl and separate drainer basin with chrome mixer tap. Ceramic tiled splashbacks and ceramic flooring. Spotlighting. Two Velux roof lights and window to side. Open plan to dining room. Door to garage and access to study.

DINING AREA
12'10" x 10'5"

With uPVC double glazed French doors to garden. Boiler cupboard. Spotlighting

STUDY
8'2" x 7'3"

With uPVC double glazed window to side elevation. Storage cupboard. Loft access point. Spotlighting.

INNER HALLWAY

With large storage cupboard. Understairs storage. Spotlighting. Laminate flooring. Access to first floor.

GROUND FLOOR WC

Comprising of a white suite to include low level WC with concealed cistern and wash hand basin with chrome mixer tap. Part ceramic tiled walls and ceramic tiled flooring.

LIVING ROOM
23'1" x 11'7" minimum

With uPVC double glazed French doors to garden. Windows to both sides. Feature gas fireplace. Solid wood flooring. Spotlighting.

SNUG
11'5" x 9'6"

Accessed via living room. uPVC double glazed window to side elevation. Spotlighting.

FIRST FLOOR STAIRS AND LANDING

With two Velux roof lights. Spotlighting.

PRINCIPAL BEDROOM
11'8" x 11'3" maximum into wardrobe recess

With two uPVC double glazed windows to front elevation. Range of fitted wardrobes. Spotlighting. Access to en-suite.

EN-SUITE

Comprising of a white suite to include low level WC, pedestal wash hand basin with chrome taps, shower cubicle with mains fed shower over. Part tiled walls and tiled flooring. White towel rail. Spotlighting.

BEDROOM 2
11'10" x 11'2" maximum 'l' shape

Two uPVC double glazed windows to front and side elevations. Range of fitted wardrobes. Spotlighting.

BEDROOM 3
11'8" x 9'7"

uPVC double glazed window to front elevation. Two fitted wardrobes. Loft access point. Spotlighting.

BEDROOM 4
10'0" x 8'0"

uPVC double glazed window to front elevation. Fitted wardrobes. Spotlighting.

FAMILY BATHROOM

Recently updated and comprising of a white suite to include low level WC, wash hand basin with chrome mixer tap, both inset into vanity unit, wedge shaped panelled bath with chrome mixer tap and separate double shower cubicle with chrome mains fed shower over. Chrome heated towel rail. Frosted uPVC double glazed window to side elevation. Ceramic tiled walls and floor. Spotlighting.

OUTSIDE

The property is approached via tarmac area with gated access to low maintenance courtyard gardens laid to brick paviour and artificial grass with a number of beds and borders offering a sunny and private position.

DOUBLE GARAGE
15'11" x 13'1"

Integral double garage with up and over door, power and lighting as well as utility area to the rear with space and plumbing for washing machine.

