



## DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right onto A48, carry on along A48 towards Newport, proceed through the village of Pwllmeyric, taking the turning on your left into Mathern village. Continue through the village, towards the Church, passing The Millers Arms pub on your left, continue for approximately another  $\frac{1}{4}$  of a mile where you will find the property on your right-hand side prior to the Church.

## SERVICES

All mains services are connected to include 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

1636 sq.ft. (152.0 sq.m.) approx.

**DOG RUN**

**STORAGE SHED**

**DOG KENNEL**

**STORAGE ROOM**

**STORAGE ROOM**

**UTILITY ROOM**  
UPBOARD 3.00m x 2.35m  
UPBOARD

**BATHROOM**

**KITCHEN/BREAKFAST ROOM**  
19'8" x 9'10"  
5.99m x 2.99m

**ENTRANCE HALL**

**CONSERVATORY/ENTRANCE HALL**  
13'9" x 9'10"  
3.96m x 2.98m

**BEDROOM**  
12'11" x 9'9"  
3.94m x 2.97m

**FAMILY SITTING ROOM**  
12'11" x 9'9"  
3.94m x 2.94m

**WALK IN CLODRO**

**BEDROOM**  
11'8" x 10'9"  
3.55m x 3.27m

**LOUNGE/DINER**  
28'6" x 12'10"  
8.69m x 3.90m

**TOTAL FLOOR AREA: 1636 sq ft. (152.0 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floor plans reproduced here, measurements of doors, windows, rooms and any other items are approximate only. 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 working order or condition can therefore be given.  
Made with Micros 52028

## 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 or 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.

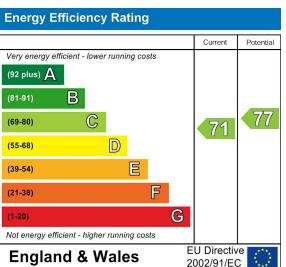
## OFFER

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

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.



# DRWS-Y-PLAS, MATHERN, CHEPSTOW, MONMOUTHSHIRE, NP16 6JA



**£529,950**

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

The property comprises a detached bungalow originally dating from the mid 1960's, which in recent years has undergone extensive updating to provide stylish and contemporary accommodation whilst enjoying an idyllic location close to the historic Church and Palace in Mathern, itself a very popular village located near to the historic town of Chepstow with excellent commuting and shopping amenities.

The accommodation briefly offers garden room entrance, lobby, extremely spacious principal reception/dining room with living area, attractive principal bedroom with en-suite facilities, two further bedrooms along with a family bathroom, updated and well-appointed kitchen/breakfast room complemented by a utility room. Outside, the property benefits from a substantial summer house with the potential for garden/home office if required. The rear garden is of a courtyard nature with the front garden dedicated to parking but could be cultivated to provide further garden area.

#### **GARDEN ENTRANCE ROOM**

**3.96m x 3.00m (13'0" x 9'10")**

An attractive garden room with entrance door and windows to front and side elevations. Exposed stonework to one wall. Doorway to: -

#### **LOBBY**

#### **LIVING/DINING ROOM**

**8.69m x 3.91m (28'6" x 12'10")**

With triple aspect windows ensuring plenty of natural light. Feature fireplace with gas woodburning style stove.

#### **KITCHEN/BREAKFAST ROOM**

**5.99m x 3.00m (19'8" x 9'10")**

Tastefully updated with a contemporary range of base and eye level storage units with ample quartz work surfacing over

and tiled splashbacks along with glass fronted china display cabinets. One and a half stainless steel bowl sink with mixer tap. Electric range with induction hob and extractor hood over. Integrated dishwasher. Window and French doors to front garden with shutters. Tiled flooring.

#### **UTILITY ROOM**

**2.87m x 2.36m (9'5" x 7'9")**

With a range of eye level storage units. Worktop with inset one bowl sink and taps. Space for washing machine, tumble dryer and fridge/freezer. Door and window to the rear.

#### **BEDROOM 1**

**3.56m x 3.28m (11'8" x 10'9")**

A spacious principal bedroom with door and window to the rear private courtyard. Large walk-in storage closet.

#### **EN-SUITE SHOWER ROOM**

Attractively updated shower room with contemporary fittings with tiled finishes to floor and walls. Step-in shower with waterfall shower over and a separate hand-held shower attachment, low-level WC and vanity wash hand basin with mixer tap. Frosted window to rear.

#### **BEDROOM 2**

**3.94m x 2.97m (12'11" x 9'9")**

A spacious double bedroom with window to rear.

#### **BEDROOM 3/SNUG**

**3.94m x 2.44m (12'11" x 8'0")**

With window and door to rear elevation.

#### **FAMILY BATHROOM**

Appointed with a four-piece suite to include low-level WC, panelled bath with mixer tap, twin vanity basins with mixer taps and a step-in shower with waterfall shower over and a separate hand-held shower attachment. Fully tiled walls and flooring. Two frosted windows to rear.

#### **GARDENS**

The property benefits from level gardens to the front and rear, to the front a large garden area with extensive gravel parking, this area could be easily cultivated to provide further garden if required. To the rear an enclosed, very manageable courtyard garden, extremely pretty in the

summer with a Mediterranean feel. Useful summerhouse/potential home office with power connected.

#### **SERVICES**

All mains services are connected to include gas central heating.

