



DIRECTIONS

From our Chepstow office, proceed from the main St. Lawrence roundabout along the A48 towards Newport, turning left to Mathern. Continue into the village where you will find St Tewdrics Place on your right hand side.

SERVICES

All mains service are connected, to include mains gas central heating.
Council tax band D.

TENURE - FREEHOLD

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



**3 ST. TEWDRICS PLACE, MATHERN, CHEPSTOW,
MONMOUTHSHIRE, NP16 6JW**



£294,950

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. 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.

Offered to the market with the benefit of no onward chain is this semi-detached family property located in a pleasant cul-de-sac within the sought after village of Mathern, offering an excellent opportunity to update this well-loved family home. The property briefly comprises to the ground floor, sitting room, kitchen and dining room. To the first floor are three bedrooms and a bathroom. The property benefits from a spacious well stocked rear garden along with a private driveway to the front.

The village of Mathern is extremely desirable and benefits from a good local community along with busy local pub/restaurant and well attended church. The village is also well located being close to the M48 motorway bringing Cardiff, Bristol and Newport within commuting distance.

GROUND FLOOR

RECEPTION HALL

Stairs to first floor.

SITTING ROOM

5.16m x 3.58m (16'11" x 11'9")

With a feature stone fireplace and large uPVC picture window to front elevation.

KITCHEN

2.74m x 2.69m (9'0" x 8'10")

The kitchen itself is in need of some cosmetic updating. Currently fitted with a range of eye and base level storage units with wooden effect worktops and tiled splashbacks. Stainless steel single bowl sink and drainer with chrome mixer tap. Space for a freestanding cooker and under counter appliances. Under counter boiler. Tiled floor. uPVC window to the rear elevation and stable door to the rear garden.

DINING ROOM

4.47m x 3.00m (14'8" x 9'10")

With a window to the rear elevation and understairs storage cupboard.

FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

BEDROOM 1

5.16m x 3.15m (16'11" x 10'4")

A spacious double bedroom with a window to the front elevation.

BEDROOM 2

2.74m x 2.69m (9'0" x 8'10")

A double bedroom with a window to the rear elevation.

BEDROOM 3

2.69m x 2.41m (8'10" x 7'11")

Window to the rear elevation.

FAMILY BATHROOM

Appointed with a three-piece suite to include panelled bath with brass taps, pedestal wash hand basin with brass taps and low-level WC. Fully tiled walls. Frosted window to the side elevation.

OUTSIDE

To the front, the property is approached via a pathway through level lawned garden with mature hedging and flower borders. Private driveway offering parking for up to two vehicles. To the side of the property there is an outbuilding and gated access to the rear garden. The rear garden is spacious and level with lawn area, paved patio area and a number of mature trees and shrubs. Greenhouse.

SERVICES

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

