



DIRECTIONS

From our Chepstow office proceed along the A48 towards Newport, turning left to the village of Mathern. Proceed into the village where you will find Gwent Iscoed on your right hand side immediately before the former village school.

SERVICES

All mains services are connected to include gas central heating.

TENURE - FREEHOLD

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



GWENT ISCOED MATHERN, CHEPSTOW, MONMOUTHSHIRE, NP16 6JH

3 1 2 C

£374,950

Sales: 01291 629292

E: sales@thinkmoon.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 S. 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.

Gwent Iscoed comprises of an updated semi-detached house occupying a lovely village centre location in this extremely sought after area of Monmouthshire. Mathern itself is in high demand as not only convenient to Chepstow and the M48 motorway network but a charming village with plenty of local activities. This property has been attractively updated by the present vendor. Particularly noteworthy is the large orangery extension to the rear. Viewing is highly recommended.

GROUND FLOOR

STORM PORCH

ENTRANCE HALL

With door and glazed side screen to front elevation. Slate flooring. Oak stairs off.

LIVING ROOM

16'9" x 10'0"

Window to front elevation. Fireplace.

KITCHEN

16'1" x 8'6"

Tastefully updated with a contemporary range of base and eye level storage units with ample work surfacing over and tiled splashbacks. High gloss ceramic flooring. Inset one and a half bowl single drainer sink unit. Semi-open plan to orangery.

ORANGERY

15'6" x 9'3"

A delightful bright and sunny reception area with large roof lantern. French doors to rear garden. High gloss ceramic flooring.

UTILITY ROOM

With door to rear garden. Space for washing machine and tumble dryer. Tiled flooring.

CLOAKROOM/WC

With low level WC and wash hand basin. Window to front elevation. Attractive wall tiling.

FIRST FLOOR STAIRS AND LANDING

With attractive oak stairway leading to the landing area.

BEDROOM 1

13'7" x 10'4"

Window to front elevation.

BEDROOM 2

11'7" x 8'6"

Window to rear elevation.

BEDROOM 3

8'8" x 6'2"

Window to front elevation.

BATHROOM

Stylishly presented with a four piece suite with step-in shower, low level WC, bath and vanity wash basin. Attractive ceramic tiling. Window to rear.

OUTSIDE

GARDENS

The property stands in its own private gardens, to the front with ample parking. To the rear an attractive level lawned area with sun terrace and decked seating area, enjoying a south-westerly aspect.

