



## DIRECTIONS

From our Chepstow office proceed up Moor Street turning right onto the A48 taking the first left turn signposted Bulwark. Proceed through Bulwark passing the shops to the roundabout, take the third exit onto Pembroke Road and then first left onto Mathern Way where following the numbering you will find the property on the left-hand side.

## SERVICES

All mains services are connected, to include mains gas central heating.  
Council Tax Band D

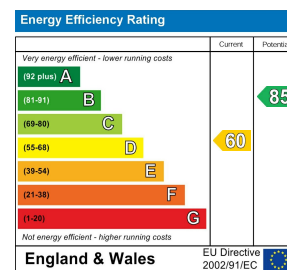
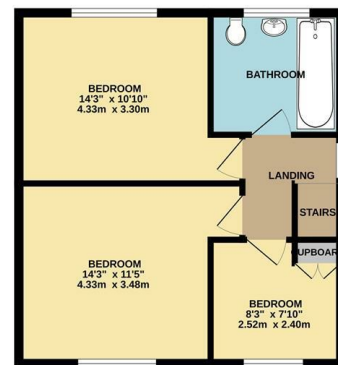
## TENURE - FREEHOLD

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



GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.

1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, doors and any other items are approximate and 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 operation or efficiency can be given.  
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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.



**22 MATHERN WAY, BULWARK, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5AB**



**£230,000**

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



Moon & Co are delighted to bring 22 Mathern Way to the market, the property offers an excellent opportunity to renovate this well-loved family home. The property briefly comprises to the ground floor, sitting room, kitchen/diner and outhouse. To the first floor three bedrooms and bathroom. To the front the property is approached via a pathway and to the rear a spacious garden mainly laid to lawn.

Being situated in Bulwark, a range of local facilities are close at hand to include primary schools, shops and pub, with a further abundance of amenities available in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport within commuting distance.

**GROUND FLOOR**

**ENTRANCE HALL**

Half frosted glazed uPVC door to front. Stairs to first floor. uPVC window to side. Under stairs storage cupboard. Laminate flooring.

**SITTING ROOM**

**4.33m x 3.48m (14'2" x 11'5")**

uPVC window to front elevation. Laminate flooring. Feature fireplace.

**KITCHEN**

**2.79m x 2.41m (9'1" x 7'10")**

In need of modernisation. uPVC window to side elevation. Doors leading to dining room and outhouse.

**DINING ROOM**

**3.45m x 3.3m (11'3" x 10'9")**

uPVC window to rear elevation. Feature fireplace.

**OUTHOUSE**

WC and two storage rooms. uPVC half glazed doors to front and rear elevations.

**FIRST FLOOR STAIRS AND LANDING**

uPVC window to side elevation. Loft access point.

**BEDROOM 2**

**4.33m x 3.30m (14'2" x 10'9")**

A double bedroom with uPVC window to rear elevation. Cupboard housing water tank.

**BEDROOM 1**

**4.33m x 3.48 (14'2" x 11'5")**

A double bedroom with uPVC window to front elevation.

**BEDROOM 3**

**2.52m x 2.40m (8'3" x 7'10")**

A single bedroom with uPVC window to front elevation. Over stairs storage cupboard.

**FAMILY BATHROOM**

Appointed with a three-piece suite to include low level WC, pedestal wash hand basin with chrome tap and panelled bath with chrome mixer tap and electric shower over. Part tiled walls. Frosted uPVC window to rear elevation.

**OUTSIDE**

**GARDENS**

To the front is a level lawn with paved pathway leading to the front entrance. To the rear is a spacious and level garden with patio area, mainly laid to lawn with some mature trees/shrubs.

**SERVICES**

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

