

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## Fishermans Walk

Mathern, Chepstow, NP16 6JH

£509,950



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## Description

Nestled in the desirable village of Mathern, Fishermans Walk is a striking modern 1960s bungalow. This detached property has been well maintained and it is highly recommended to schedule a viewing at your earliest convenience. The spacious kitchen breakfast room leads to a utility room off which is access to a double garage. Adjoining the kitchen is a generous dining area that flows into the sunken living room, complete with a charming wrought iron wood burner and floor-to-ceiling windows and French doors that overlook the beautifully manicured gardens. Additionally, there is a study, ground floor W.C., and an inner hallway leading to three double bedrooms and a four-piece bathroom. The main bedroom has the potential for an en-suite if desired, due to its size and proximity to the bathroom. The rear gardens are well maintained, with a large separate low maintenance area featuring a pergola for outdoor entertaining and soaking up the afternoon and evening sun. The property also offers the opportunity for dual family accommodation, drawings available for interested buyers. However, obtaining planning permission and building regulations are necessary before any construction begins.

The village has an excellent local pub serving good food. Mathern itself is a historic community (parish) and village in Monmouthshire, south east Wales, about 3 miles (4.8 km) south west of the town of Chepstow. Chepstow itself has all of the local amenities you'd expect from a small market town. Excellently located close to the motorway networks bringing Newport, Cardiff, Bristol, Gloucester and Cheltenham all within commuting distance.

## Kitchen Breakfast Room

17'06 x 11'05 (5.33m x 3.48m)

Fitted with a matching range for base and eye level storage units with tiled splash backs. Single drainer stainless steel sink and mixer tap set into work surface. Space for free standing cooker. Space for american style fridge freezer.

Freestanding island. Extractor fan. Panelled radiator. Ceramic tiling throughout. UPVC double glazed window to front elevation. UPVC double glazed french doors to rear elevation. Open to dining area. Door to utility room.

## Utility Room

10'09 5'09 (3.28m 1.75m)

Base and eye level storage units. Single drainer stainless steel sink. Plumbing and space for automatic washing machine and tumble dryer. Wall mounted gas combination boiler which was installed in 2021. Ceramic tiling to floor. Wooden double glazed window to rear. Door to rear and glazed and panelled door to garage.

## Dining Area

22'03 x 8'8 (6.78m x 2.64m)

Continuation of ceramic tiling from the kitchen area. Panelled radiator. Two UPVC double glazed windows to front elevation. Double doors off to study. Door to inner hallway. UPVC double glazed french doors to rear garden. Open to and step down to sunken living room.

## Sunken Living Room

26'5 x 13'01 (8.05m x 3.99m)

Inset spot lighting to period ceiling. Natural stone painted chimney with wrought iron wood burner. Panelled radiator. UPVC full height UPVC double glazed windows to rear elevation.

## Study

10'02 5'05 (3.10m 1.65m)

UPVC double glazed window to rear elevation. Ceramic tiling to floor. Panelled radiator. Door to W.C.

## W.C.

Low level W.C. with dual pushbutton flush. Pedestal wash hand basin. Ceramic tiling to floor. Opaque window to rear.

## Inner Hallway

Access to loft inspection point. Doors off.

Tel: 01291 418418

### Bedroom One

21'03 max to recess x 9'10 (6.48m max to recess x 3.00m)

Coving panelled radiator. UPVC double glazed window to rear elevation. UPVC double glazed french doors to rear elevation.

Agents Note: Due to the size of this room and its proximity to the bathroom, there is space to add an en-suite to this room.

### Bedroom Two

12'11 x 8'10 (3.94m x 2.69m)

Fitted wardrobe and dressing table. Panelled radiator. UPVC double glazed window to rear garden.

### Bedroom Three

9'06 x 9 (2.90m x 2.74m)

Coving. Panelled radiator. UPVC double glazed window to rear elevation.

### Bathroom

White suit to include, low level W.C. Pedestal wash hand basin. Bath with mixer tap and shower attachment over. Step in enclosure with electric shower.

### Garage and Parking

18'2 x 15'11 (5.54m x 4.85m)

The garage has a remote electric up and over door. Power points and lighting. Window to side elevation. Door to utility

room. Attached the rear of the garage is a storeroom with heating and window which could be utilised as a home office. There is also a further storage cupboard and boiler room. Large gravelled driveway with ample parking.

Agents Note: The owners had thought about turning the garage into a self contained annex for relatives. Drawings are available but planning permission has not been applied for. Any purchaser wishing to go down this route would certainly need to apply for planning permission and building regulations approval before starting any work.

### Gardens

The majority of the gardens can be found to the rear of the property, boasting a variety of mature shrubs, trees, and bushes that have been carefully cultivated over time. The borders are well-stocked, and a expanse of level lawn adds to the charm of the outdoor space. Additionally, there is a spacious low-maintenance area complete with a pergola, ideal for taking in the warm afternoon and evening sun. The gardens back onto open farmland and protected charity land.

### Services

All mains services are connected.

### Council Tax Band - G

### Tenure - Freehold



## Road Map



## Hybrid Map



## Terrain Map



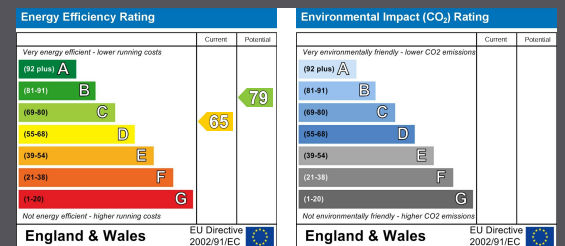
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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