

H & H

HOUSE & HOME
PROPERTY AGENTS



12 Mathern Way

Bulwark, Chepstow, NP16 5AB

No onward chain £299,950



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Description

This spacious and well-presented semi-detached home is available to the open market with no onward chain. The property has been recently redecorated throughout, offering a fresh and modern feel.

On the ground floor, you'll find a generous reception hall leading to a modern open plan kitchen and dining room with French doors opening out to the rear garden. A door from the kitchen leads to a good sized utility room, which offers potential as a home office. There is also a ground floor W.C. and a separate living room for added flexibility.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property boasts well maintained gardens to the front and rear, along with off-road parking for two vehicles and potential to create additional parking if required.

Chepstow has a number of facilities close at hand to include, local primary and secondary schools, doctors, dentists, pubs and restaurants plus local and national retailers. For the outdoor enthusiast, there are many walks nearby, including the Wye Valley Walk, Gloucestershire Greenway and Offas Dyke footpaths. The Forest of Dean and Wye Valley are also a short distance away. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

Reception Hall

Approached via UPVC double glazed and panelled door. Coving, Understairs storage cupboard. Good quality wood effect flooring. Panelled radiator. Stairs to first floor landing. UPVC double glazed window to side elevation. Doors off.

Open Plan Kitchen Dining Room

20'11 max x 10'11 max (6.38m max x 3.33m max)
Coving. Fitted with a modern range of matching base and eye level storage units all with granite effect work surfaces over and tile splash backs. Single drainer stainless steel sink and mixer tap set into work surface. Built in fan assisted electric oven. Four ring gas hob set into work surface with tile splash back, extractor hood and lighting over. Integrated dishwasher. Space for under counter fridge. Tiled floor throughout the kitchen and dining area. Panelled radiator. UPVC double glazed windows to side and rear elevations. UPVC double glazed french doors to rear garden. Door to utility room.

Utility Room

9'08 max x 8' max (2.95m max x 2.44m max)
Range of matching base and eye level storage units. Single drainer stainless steel sink and mixer tap set into work surface with upstands. Plumbing and space for automatic washing machine and tumble dryer. Space for freezer. Extractor fan. Tiled floor. Panelled radiator. UPVC double glazed window to rear elevation. UPVC glazed and panelled door to rear garden. Door to ground floor W.C.

Ground Floor W.C.

Low level W.C. Wash hand basin. Tiled floor. Opaque UPVC double glazed window to side.

Living Room

14'01 x 11'04 (4.29m x 3.45m)
Coving. Feature fireplace. Good quality wood effect flooring. Panelled radiator. UPVC double glazed window to front elevation.

Tel: 01291 418418

First Floor Stairs and landing

Coving. Access to loft inspection point. UPVC double glazed window to side elevation. Doors off.

Bedroom One

14'3 max to doorway x 11'04 (4.34m max to doorway x 3.45m)

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

Bedroom Two

14'2 max to doorway x 11 (4.32m max to doorway x 3.35m)

Coving. Airing cupboard housing wall mounted gas combination boiler. Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Three

8'11 x 7'08 (2.72m x 2.34m)

Coving. Built in storage. Panelled radiator. UPVC double glazed window to front elevation.

Bathroom

Modern white suite comprising low level W.C. Pedestal wash hand basin with chrome mixer tap. Bath with chrome mixer tap and electric shower over. Extractor

fan. Part tiling to walls. Tiled floor. Opaque UPVC double glazed window to rear elevation.

Garden

To the front, there is a level, well-maintained lawn with mature shrubs and a boundary wall. A footpath and gate at the side of the property provide access to the generous rear garden, which features a paved seating area and a spacious lawn. The garden is enhanced by mature shrubs, trees, and bushes, all enclosed by fencing.

Parking

Approached via wrought iron gates. The tandem parking area has loose stone chippings for ease of maintenance.

Material Information

We are informed the property is of standard construction.

All mains services are connected.

Council Tax Band - D

Tenure - Freehold

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



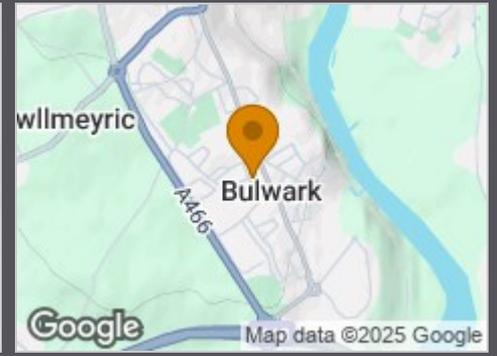
Road Map



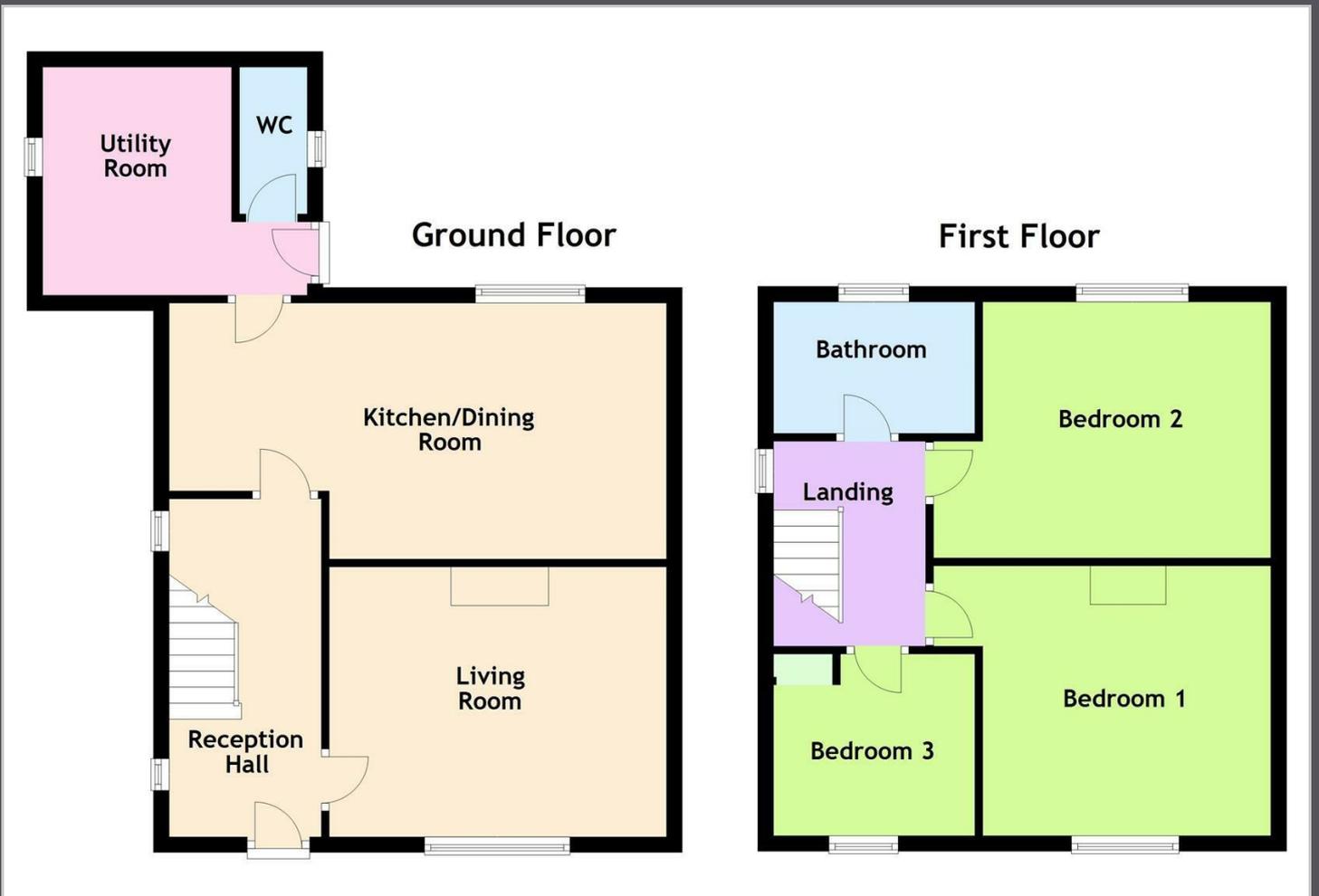
Hybrid Map



Terrain Map



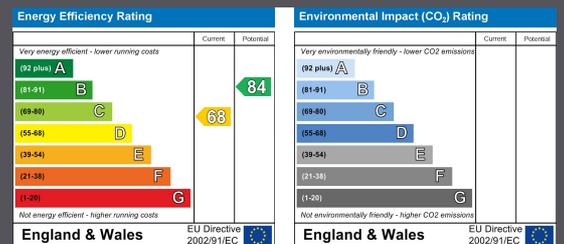
Floor Plan



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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