



MATHERN

Guide price **£350,000**



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6 PARKLANDS

Mathern, Chepstow, Monmouthshire NP16 6JL



3 bed semi detached property
Sought after village of Mathern
Plenty of parking and garage

This charming and well-presented three-bedroom semi-detached house has been refurbished by the current vendor and transformed into a modern family home with contemporary décor. It offers spacious, light, and airy accommodation, complemented by low-maintenance gardens. The layout includes an entrance hall, kitchen/dining room, living room, three bedrooms, and a family bathroom. Additionally, there is ample enclosed off-road parking for your convenience.

Situated in the heart of the village of Mathern, this location offers a charming and historic setting. Mathern boasts its own village pub, Mathern Palace, and the ancient St Tewdric's Church, which dates back to 600 AD. For outdoor enthusiasts, St. Pierre Woods and a variety of countryside walks across open farmland provide excellent opportunities for walking and exploring nature.

A short drive brings you to the stunning Wye Valley and Offa's Dyke Path, both of which run along the Welsh and English borders and offer a wealth of outdoor pursuits including walking, climbing, cycling, and riding. Nearby attractions include Chepstow and Caldicot Castles, as well as the Cistercian Abbey at Tintern, all of which offer historical interest and occasional seasonal open-air entertainment.

Chepstow, approximately 2 miles away, provides a range of amenities such as pubs, restaurants, schools, leisure facilities, and excellent road, bus, and rail links. The M48 Severn Bridge also offers convenient access to Newport, Cardiff, Bristol, Gloucester, and London, making this location ideal for both leisure and commuting.



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KEY FEATURES

- 3 Bedroom Semi-detached
- Updated kitchen
- Great village location
- Private parking and garage
- Edge of spectacular countryside



STEP INSIDE

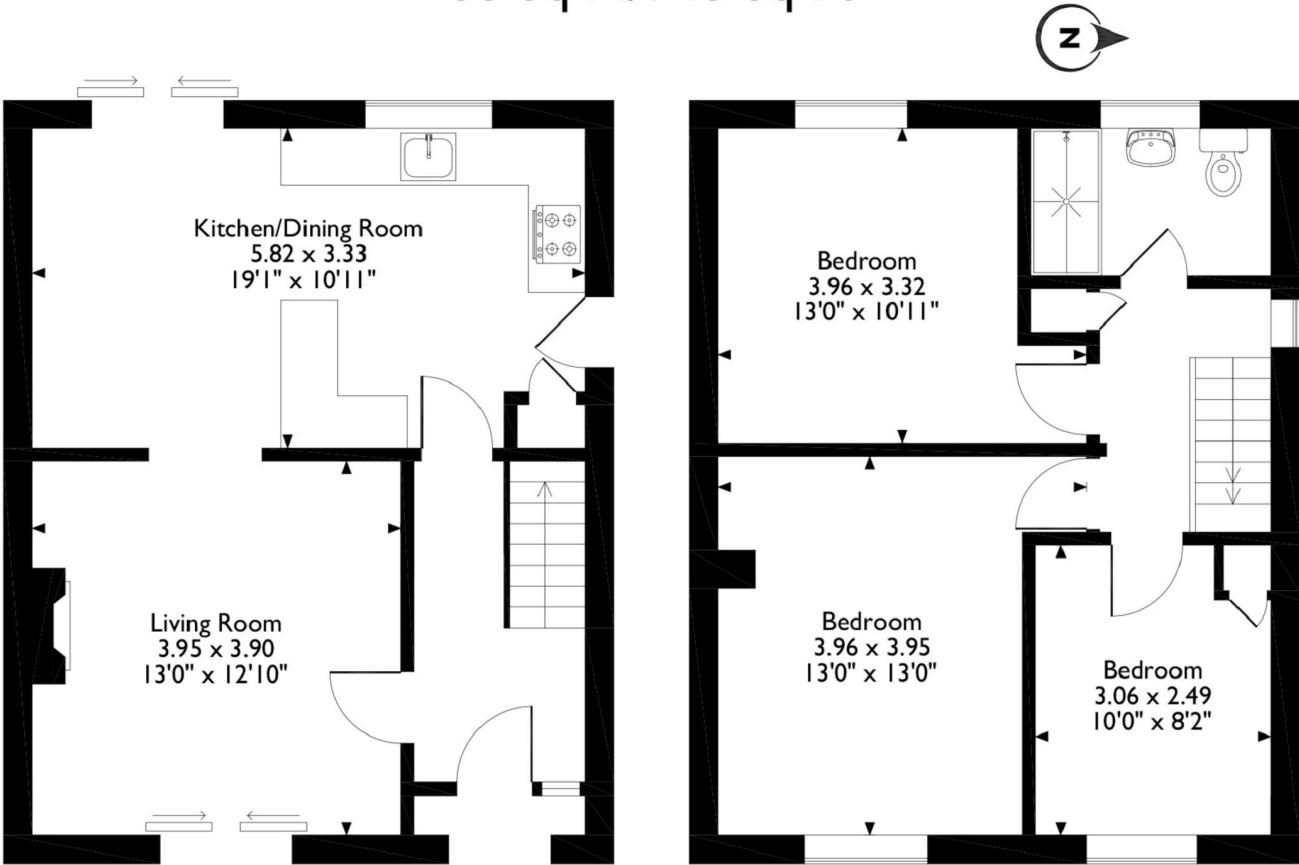


As you step inside, you'll notice the decor has been recently updated, presenting the property in the best light with modern tones throughout.

The open-plan kitchen and dining area features patio doors that invite you to enjoy the outdoor space.

An archway flows into the front lounge, which boasts a wood-burning stove, a wooden mantel, and wooden block flooring, creating a cosy and inviting atmosphere with a view over the front garden.

Approximate Gross Internal Area
88 Sq M/948 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

As you ascend to the first floor, you'll find a modern family bathroom suite, two double bedrooms, and a third bedroom, offering comfortable and versatile living space for the whole family.

This home is a wonderful family residence in a village that offers a welcoming community environment. The village also features a nursery, providing convenient options for families with young children.

STEP OUTSIDE



As you pull onto the driveway, you'll notice there is ample parking space, complemented by a garage. The front garden is primarily laid to lawn and features mature shrubs and trees, providing plenty of privacy. The rear garden boasts a lovely patio area, perfect for outdoor relaxing and entertaining.

INFORMATION

Postcode: NP16 6JL
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

From our Chepstow office, proceed under the arch and continue straight up Moor Street. At the T-Junction turn right onto the A48. At the roundabout continue straight across taking the 3rd exit to stay on the A48 and proceed down the hill into Pwllmeyric. Continue past the Moun-ton Brook Lodge on your left and, before you reach the garage on your left and garden centre on your right, take the left turning signposted Mathern. Continue along this road on entering the village past the monument on the left and the property can be found on the right-hand side in the close, just past the Village Hall and play fields.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C			64
(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	

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