



## DIRECTIONS

From our Chepstow office, proceed from the main St. Lawrence roundabout along the A48 towards Newport, turning left to Mathern. Continue into the village where you will find St Tewdrics Place on your right hand side.

## SERVICES

All mains service 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.

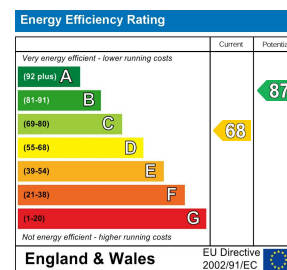
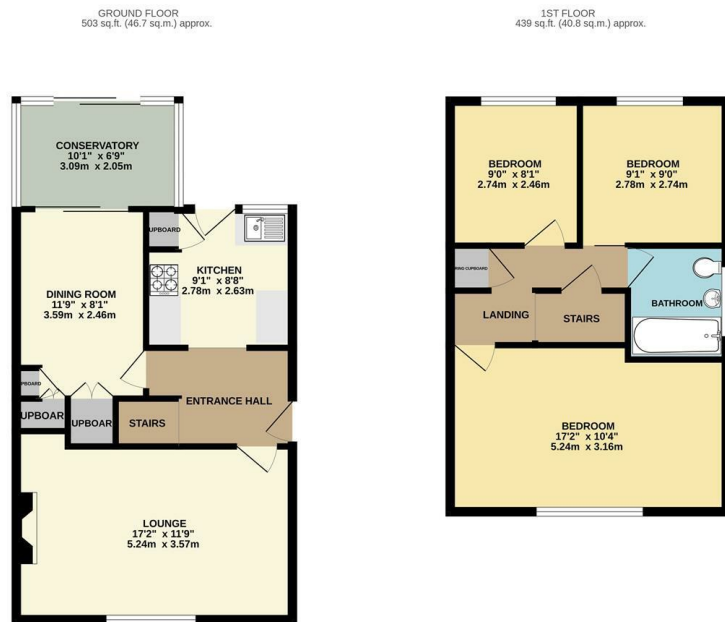


**16 ST. TEWDRICS PLACE, MATHERN, CHEPSTOW,  
MONMOUTHSHIRE, NP16 6JW**



**£299,950**

Sales: 01291 629292  
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TOTAL FLOOR AREA: 943 sq.ft. (87.6 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, walls 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.  
 Made with the help of i2i.co.uk

**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.

16 St. Tewdrics Place comprises a semi-detached family property located in a pleasant cul-de-sac within the very sought after village of Mathern, offering an excellent opportunity to renovate this well-loved family home. The property briefly comprises to the ground floor, sitting room, kitchen, dining room and conservatory. To the first floor are three bedrooms and bathroom. The property benefits from uPVC double glazing, an updated heating system and cavity wall insulation. To the front, the property has a level garden and pathway leading to the rear garden.

The property is located within the very sought after village of Mathern, itself located conveniently to Chepstow, giving access to local schools, shops and other amenities. Mathern also benefits from a busy social aspect with popular village pub.

## GROUND FLOOR

### ENTRANCE HALL

uPVC half glazed door leading into the entrance hall. Ceramic tiled flooring.

### SITTING ROOM

**5.24m x 3.57m (17'2" x 11'8")**

Located at the front of the property with large picture window overlooking the front garden. Feature fireplace.

### KITCHEN

**2.77m x 2.64m (9'1" x 8'8")**

The kitchen itself is in need of renovation. Range of base and eye level storage units with inset stainless steel one bowl sink and drainer unit with chrome taps. Tiled splashbacks. uPVC door and window to rear garden.

### DINING ROOM

**3.58m x 2.46m (11'9" x 8'1")**

With storage cupboards and door to: -

### CONSERVATORY

**3.09m x 2.05m (10'1" x 6'8")**

With uPVC windows and door leading out to the rear garden. Storage cupboards.

### FIRST FLOOR STAIRS AND LANDING

Loft access point and airing cupboard.

### BEDROOM 1

**5.23m x 3.15m (17'2" x 10'4")**

Spacious double bedroom with uPVC window to front elevation.

### BEDROOM 2

**2.78m x 2.74m (9'1" x 8'11")**

Window to rear elevation.

### BEDROOM 3

**2.74m x 2.46m (8'11" x 8'0")**

Window to rear elevation.

### FAMILY BATHROOM

Appointed with a three piece suit to include panelled bath with chrome taps, glass shower screen and electric shower over, wall mounted wash hand basin with taps and low level WC. Fully tiled walls. With frosted window to side elevation.

### OUTSIDE

To the front, the property is approached via a pathway through level lawned garden with mature hedging and flower borders. To the side of the property is a handy outbuilding, useful for storage. To the rear is a level lawned garden with mature shrubs and patio area.

### SERVICES

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

