



DIRECTIONS

From our Chepstow office proceed along the A48 towards Caldicot, proceed through the village of Pwllmeyric, turning left into Mathern, continuing into the village, where you will find Parklands on your right-hand side.

SERVICES

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

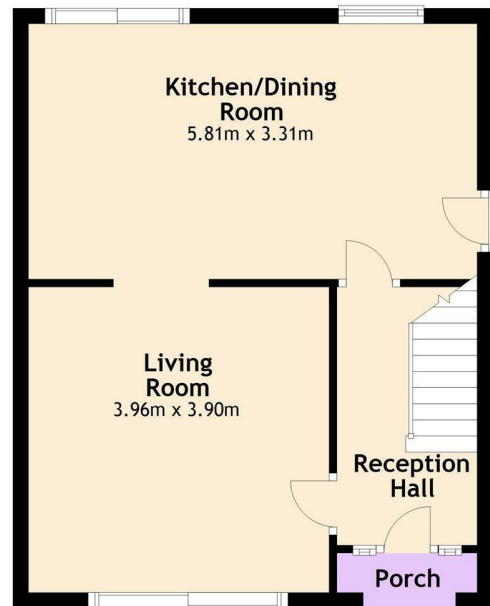
Council Tax Band D.

TENURE - FREEHOLD

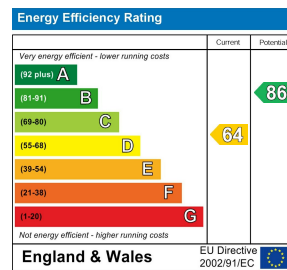
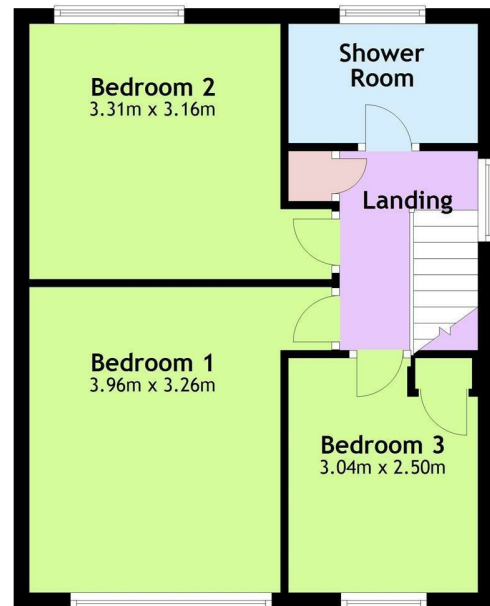
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



6 PARKLANDS, MATHERN, CHEPSTOW, MONMOUTHSHIRE, NP16 6JL



£334,950

Sales: 01291 629292

E: sales@thinkmoon.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.

6 Parklands comprises an older style semi-detached house, which has recently been renovated and now provides bright and cheerful accommodation, presented to a good standard throughout with the benefit of a large contemporary kitchen/dining room. Also benefiting driveway shared with the neighbour, leading to its own single car garage.

The village of Mathern is extremely desirable and benefits from a good local community along with busy local pub/restaurant and well attended church. The village is also well located being close to the M48 motorway bringing Cardiff, Bristol and Newport within commuting distance.

GROUND FLOOR

ENTRANCE HALL

Approached from storm porch the hallway has a parquet flooring. Stairs to first floor. Door to front elevation.

LIVING ROOM

3.91m x 3.91m (12'10" x 12'10")

A pleasant reception room with deep windows and sliding patio door to front garden. Feature fireplace. Parquet flooring. Open to: -

KITCHEN/DINING ROOM

5.82m x 3.40m (19'1" x 11'2")

Tastefully appointed kitchen with contemporary range of base storage units with breakfast bar and ample work surfacing over. Four ring electric hob with extractor over and oven below. Inset one and a half bowl and drainer sink unit. Integrated dish washer, space for washing machine and under-counter fridge. Parquet flooring. Sliding patio door and window to rear garden. Door to side.

FIRST FLOOR STAIRS AND LANDING

With window to side. Airing cupboard.

BEDROOM 1

3.96m x 3.35m (13' x 11')

With window to front elevation.

BEDROOM 2

3.40m x 3.28m (11'2" x 10'9")

With window to rear elevation.

BEDROOM 3

3.05m x 2.49m maximum (10' x 8'2" maximum)

With window to front elevation.

SHOWER ROOM

Appointed with a three-piece suite finished in white, comprising large step-in shower, pedestal wash hand basin and low level WC. Tiled walls. Frosted window to rear.

OUTSIDE

GARDENS

To the front a large garden laid to lawn with mature borders and gravel driveway shared with the neighbouring property, leading to a single car garage as well as a pedestrian access to the side, leading to a pleasant rear garden. The rear garden offers patio area, level lawn as well as an area laid to chippings. Pedestrian gate to the rear.

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