



### DIRECTIONS

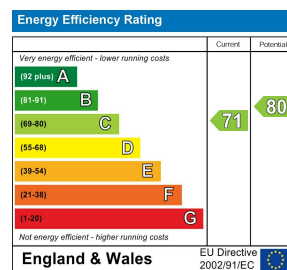
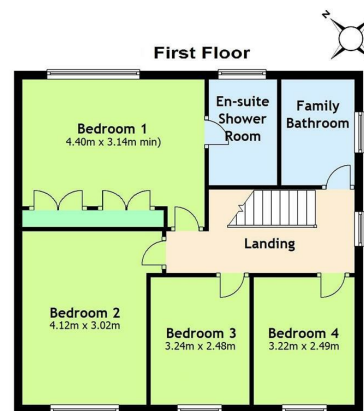
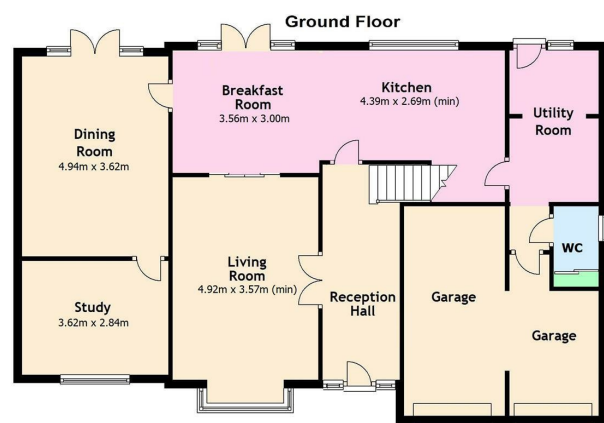
From our Chepstow proceed up Moor Street, turning right onto A48. Proceed along the A48 towards Caldicot, passing through the village of Pwllmeyric then take the first turning left into Mathern. As you enter the village you will find 1 Wyelands View on your left hand side.

### SERVICES

All mains services are connected, to include mains gas central heating.  
Council Tax Band G.

### TENURE - FREEHOLD

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



## 1 WYELANDS VIEW, MATHERN, CHEPSTOW, MONMOUTHSHIRE, NP16 6HN

4 2 3 C

OFFERS OVER £600,000

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**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.



1 Wyelands View comprises a stylish, updated and extended family house occupying a lovely position within the ever-popular village of Mathern which benefits from good community spirit and is well located, close to the larger town of Chepstow with its attended range of facilities, as well as good commuting prospects via the M48.

The current vendors have carried out extensive and thorough upgrades, particularly noteworthy is the kitchen/family room which is very stylish and well appointed, with the whole house presented to a very high standard.

## GROUND FLOOR

### ENTRANCE HALL

**5.33m x 1.85m (17'6" x 6'1")**

With door to front elevation. Stairs off. Double doors to: -

### LIVING ROOM

**4.98m x 3.56m (16'4" x 11'8")**

An attractive reception room with bay window to front elevation. Feature fireplace. Double doors to: -

### KITCHEN/FAMILY ROOM

**7.75m x 3.05m (25'5" x 10')**

A stylish and attractive kitchen with large island with integrated drinks fridge and quartz surfaces over. Extensive range of base and eye level storage units again with quartz work surfacing over. Inset one and a half bowl enamel sink. Large pantry with storage shelving as well as butler's pantry with integrated lighting. Eye level twin Bosch ovens and induction hob, along with fridge/freezer and dishwasher. All installed recently by the renown local kitchen company Cymru Kitchens. Window and French doors to rear garden.

### UTILITY ROOM

A complimentary range of units to match the kitchen with ample work surfacing over. Inset single drainer stainless steel sink unit. Space for washing machine and tumble dryer. Door and window to rear.

### CLOAKROOM/WC

With low level WC and wash hand basin. Window to side. Courtesy door to garage.

### DINING ROOM

**5.13m x 3.68m (16'10" x 12'1")**

Leading off the main kitchen area is a spacious dining room with French doors to rear garden.

### STUDY

**3.53m x 2.79m (11'7" x 9'2")**

Window to front.

### FIRST FLOOR STAIRS AND LANDING

A spacious and airy landing gives access to the bedrooms and bathroom. Window to side elevation. Loft access point.

### BEDROOM 1

**4.39m x 3.78m (14'5" x 12'5")**

With window to rear elevation. Range of built-in wardrobes.

### EN-SUITE

Appointed with a three-piece suite to include corner step-in shower cubicle, low level WC and wash hand basin. Tiled walls. Window to rear.

### BEDROOM 2

**4.19m x 3.00m (13'9" x 9'10")**

With window to front elevation.

### BEDROOM 3

**3.20m x 2.44m (10'6" x 8')**

With window to front elevation.

### BEDROOM 4

**3.20m x 2.44m (10'6" x 8')**

With window to front elevation.

### FAMILY BATHROOM

Comprising panelled bath with shower over and shower screen, low level WC and vanity wash hand basin. Window to side. Tiled walls.

### OUTSIDE

#### GARAGE

A double garage with two up and over doors, power and light. Courtesy door to the main house.

#### GARDENS

The property stands in attractive gardens, to the front bounded by an attractive stone wall with lawned area and flower borders as well as double driveway providing parking for two vehicles. To the rear is a level enclosed garden offering privacy with an excellent range of mature trees, shrubs and flowering plants.

#### SERVICES

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

