



### DIRECTIONS

From our Chepstow office proceed to the main St Lawrence roundabout, then continue along the A48 towards Newport. After passing through the village of Pwllmeyric, take the next turning on your left to Mathern. Proceed into the village, turning left into The Crescent where you will find the property on your left 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.



## 8 THE CRESCENT, MATHERN, CHEPSTOW, MONMOUTHSHIRE, NP16 6JN



£320,000

Sales: 01291 629292

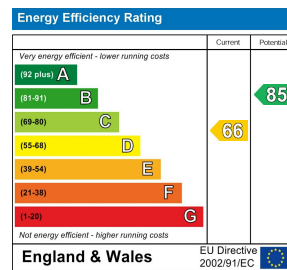
E: sales@thinkmoon.co.uk

GROUND FLOOR  
514 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (87.8 sq.m.) approx.  
We've every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of floors, windows, doors 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 a guide only. Any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their condition or efficiency can be given.  
Made with Blueprints 12/24



**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.

Offered to the market with the benefit of no onward chain, 8 The Crescent comprises an end terrace three-bedroom property occupying a sizeable level plot backing onto open fields and situated in a quiet cul-de-sac setting within this desirable village of Mathern. The property does require modernisation throughout and offers a fantastic opportunity to create modern open plan living and indeed potential for a side extension depending on requirements and the necessary consent. The well planned living accommodation briefly comprises to the ground floor: entrance hall, open plan lounge/dining room and kitchen, whilst there are three bedrooms, family bathroom with separate WC to the first floor. Further benefits include private driveway offering parking for two vehicles and generous attractive mature rear garden.

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

UPVC door leads into a welcoming entrance hall with a window to the side elevation. Stairs to first floor. Useful understairs storage area.

### LOUNGE

**3.92m x 2.74m (12'10" x 8'11")**

A fantastic well proportioned room with window to the front elevation overlooking the front garden, dining area with a window to the rear elevation overlooking the rear garden. Useful built-in storage cupboard housing the Worcester gas combination boiler. Open archway to :-

### DINING ROOM

**4.19m x 3.92m (13'8" x 12'10")**

## KITCHEN

**3.23m x 1.98m (10'7" x 6'5")**

Appointed with a range of base and eye level storage units with laminate work tops over and tiled splashbacks. Freestanding cooker with extractor hood over. Inset one bowl and drainer sink unit. Space for the under-counter appliances. Window to rear elevation. Pedestrian door leading to the rear garden. A fantastic opportunity to create open plan living by combining the kitchen and dining area.

## FIRST FLOOR STAIRS AND LANDING

Loft access point. Airing cupboard with fitted shelving.

## PRINCIPAL BEDROOM

**3.69m x 3.44m (12'1" x 11'3")**

A sizeable double bedroom enjoying a double aspect to the front and side elevations.

## BEDROOM 2

**3.44m x 3.23m (11'3" x 10'7")**

Another good size double bedroom with inset shelving and window to the rear elevation enjoying views over the gardens and field beyond.

## BEDROOM 3

**2.84m x 2.46m (9'3" x 8'0")**

A good sized single bedroom or an ideal home office with window to the front elevation affording attractive views over the green.

## FAMILY BATHROOM

Comprising a two piece suite to include panelled bath with mains fed shower over and pedestal wash hand basin. Heated towel rail. Fully tiled walls. Frosted window to the rear elevation.

## WC

With low level WC. Frosted window to the rear elevation.

## OUTSIDE

To the front is a private tarmac pedestrian pathway leading to the front entrance. Sizeable level low maintenance front garden area, mainly laid to stones with an attractive range of mature plants and shrubs. Driveway offering off-street parking for two vehicles. Open side access leading into the rear garden. The rear garden is sizeable and very private comprising a range of mature trees, plants and shrubs, area laid to lawn and spacious decking, ideal for dining and entertaining. Useful storage shed and two greenhouses. At the rear of the garden is a further area laid to lawn, vegetable plot and further storage shed. There is also a range of fruit trees. An attractive open outlook across open fields to the rear. Detached outdoor store which offers fantastic opportunity to convert into studio or home office depending on requirements.

## SERVICES

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

