



MATHERN, CHEPSTOW

Guide price **£295,000**



3 ST. TEWDRICS PLACE

Mathern, Chepstow, Monmouthshire NP16 6JW



Charming semi-detached property offering much potential with no upper chain.

Wonderful opportunity to purchase a 3-bed semi-detached property in the highly desirable location of Mathern!

This charming property presents tremendous potential to create your dream home. Situated in a prime area, it offers the perfect blank canvas for personalisation.

Mathern is a charming village nestled in beautiful countryside, offering a warm sense of community and tranquillity. Surrounded by picturesque scenery and a friendly atmosphere, it's an ideal place to call home. The village provides easy access to main link roads, making travel convenient, and Chepstow is just a short drive away, offering additional amenities and attractions. Enjoy nearby leisure activities such as Mathern Fishing Lakes and St Pierre Golf Club.



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KEY FEATURES

- Semi detached property
- Sizable rear garden
- Off road parking
- Opportunity to upgrade
- Desirable village of Mathern
- No upper chain



STEP INSIDE



This property has a lot to offer and is fully evident when you step into the welcoming inner hall. From there, you are led firstly to the rear modern kitchen, which features wall and floor units, plenty of worktop space, room for appliances, and a stable door that allows you to enjoy the outside whilst cooking and overlooks the rear of the property. The kitchen also offers potential for further upgrades if desired.

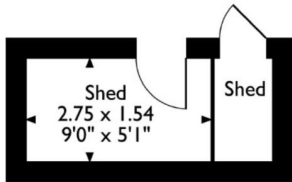
From the kitchen, you can access the separate formal dining room, which overlooks the rear garden and provides a lovely space for family meals. There is also the opportunity to enhance this space further, perhaps by adding doors that lead out into the garden.

The sizable front sitting room boasts a charming feature stone fireplace and surround, creating a cosy and inviting atmosphere.

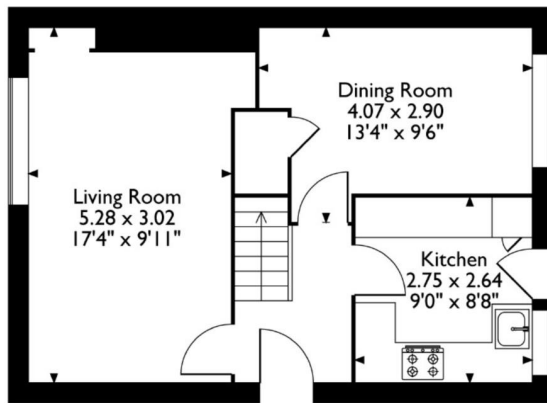
Ascending to the first floor, you will find three good-sized bedrooms, along with a modern white family bathroom.

This property truly offers both character and potential for personalisation to suit your family's needs.

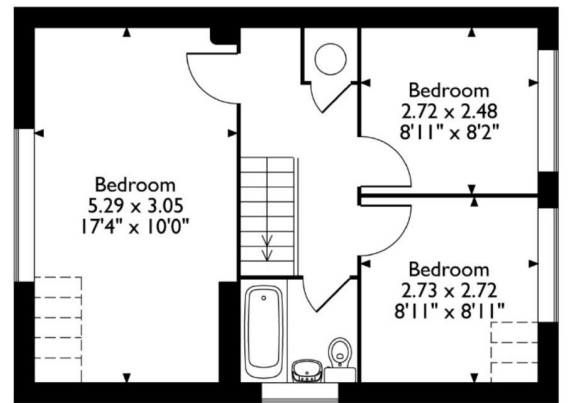
3, St. Tewdrics Place, Mathern, Chepstow
Approximate Gross Internal Area
Main House = 80 Sq M/862 Sq Ft
Outbuilding = 6 Sq M/65 Sq Ft
Total = 86 Sq M/927 Sq Ft



Outbuilding



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.

STEP OUTSIDE



Outside, the rear garden is of a very good size and features a variety of mature planting. With a little tender care, it could be reconfigured to create patio areas and vegetable patches to grow your own, while still maintaining plenty of space for outdoor activities to enjoy with family and friends. The garden offers a private outdoor space and is larger than the average rear garden, providing ample room for relaxation or entertaining guests. There is also convenient parking for several vehicles to the side of the property.

To the front of this property, the garden is mainly laid to a level lawn and bordered by mature planting, which is now springing into life and bloom, definitely enhancing the property's curb appeal and providing a very welcoming entrance in this quiet cul-de-sac location.

INFORMATION

Postcode: NPI 6 6JW

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: E





DIRECTIONS

What3words: pines.troubled.shirtless



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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