



# BULWARK

Guide price **£455,000**



# 1 MATHERN WAY

Bulwark, Chepstow, Monmouthshire NP16 5AB



Five bedroom semi- detached property  
Walking distance to local amenities  
Generous enclosed garden

In a popular residential area, within walking distance of a primary school and local amenities, this immaculately-presented family home has five bedrooms and a generous ground floor annexe with independent access.

The extended, semi-detached property is located in Bulwark, on the outskirts of the historic market town of Chepstow, where it is within easy commuting distance of Newport, Cardiff and Bristol, having good links with the A48, M48 and M4. About a mile away, Chepstow offers schools, leisure facilities, a range of independent shops, cafes and restaurants, supermarkets and an M&S Foodhall.

The property sits in neat, level gardens and is approached from Mathern Way through a pair of decorative wrought iron gates which lead to a gravelled parking area at the side of the house. A matching, pedestrian gate opens from the pavement to the garden and to a path to the front door.

1 Mathern Way is a spacious, light and airy, contemporary-style house, benefitting from large double glazed windows and a conservatory with doors to a sunny rear patio. It is decorated in neutral colours, with most of the rooms featuring attractive coving.



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### KEY FEATURES

- Five bedroom semi- detached property
- Walking distance to local amenities
- Generous enclosed garden
- Self contained annexe
- Immaculately presented throughout
- Popular location



# STEP INSIDE



The enclosed front porch, with tiled flooring, opens to an entrance hallway, with the living room on one side and a door at the back leading through to the hub of the house the kitchen/breakfast room.

Overlooking the neat, enclosed back garden, this has ceramic floor tiles and is fitted with a range of oak fronted wall and base units with granite effect work surfaces and tiled splashbacks.

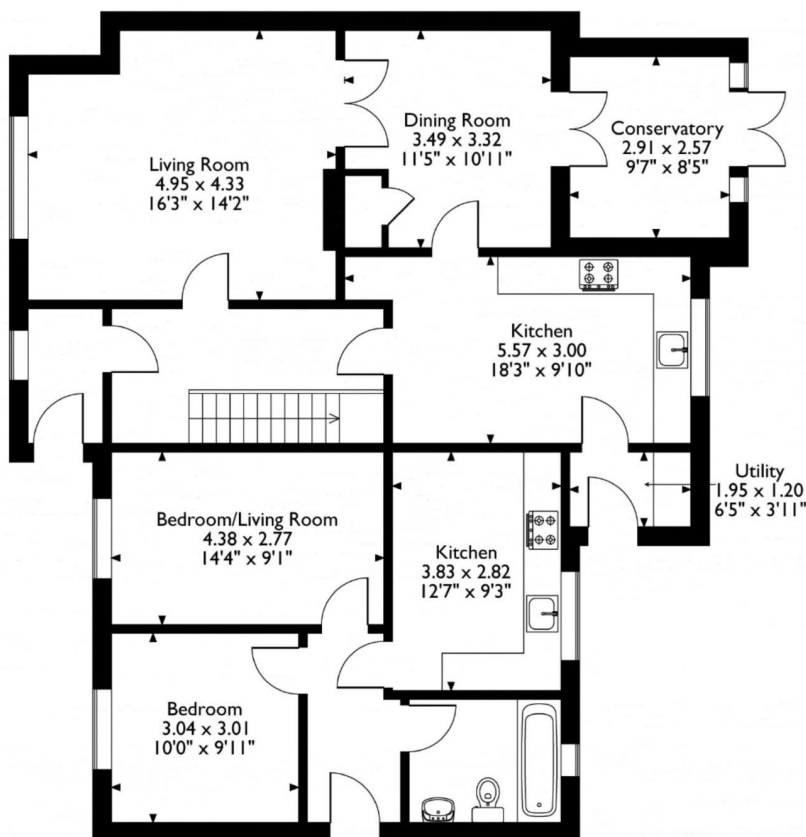
Integrated appliances comprise a double oven, gas hob, stainless steel extractor hood and dishwasher and there is convenient recess to one side of the kitchen ideal for an upright fridge/freezer.

Off the kitchen is a utility room with space and plumbing for a washing machine, space for a dryer and a door giving access to the side of the property.

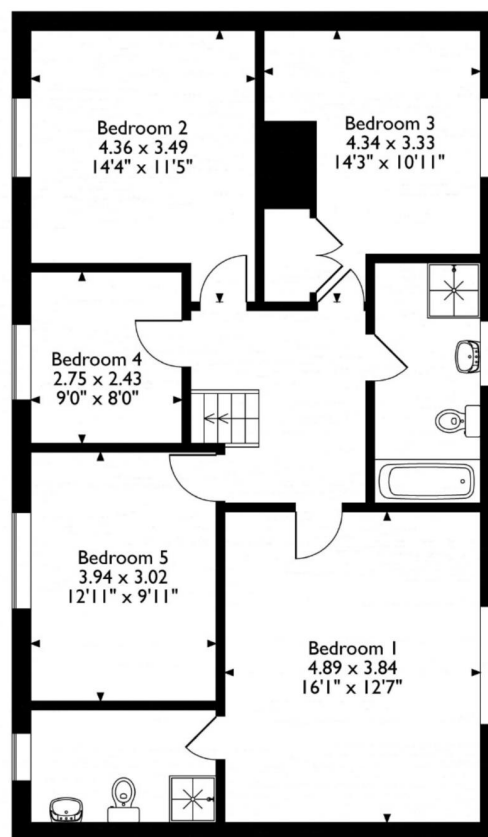
In the kitchen, there is plenty of room for a breakfast table, whilst next door is a light-filled dining room, which has a pair of glazed doors to the conservatory. This room opens directly to a paved rear patio, a perfect spot for outdoor dining and entertaining.

The dining room has a useful storage cupboard and glazed and panelled double doors open up to the adjacent living room, a lovely, spacious room with a large window overlooking the front garden and featuring a fireplace with an Adam-style surround and marble hearth, housing a living flame gas fire.

## Approximate Gross Internal Area 209 Sq M/2250 Sq Ft



**Ground Floor**



**Ground 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.

From the reception hallway, stairs lead to a first floor landing, which has a coved ceiling and attractive archway. Off the landing are four double bedrooms, a generous single bedroom and a well presented, fully-tiled family bathroom, with a bath and a separate shower enclosure.

The roomy principal bedroom, which overlooks the rear of the property, has an en-suite shower room with part-tiled walls and ceramic tiles on the floor.

A self-contained annexe, situated on the ground floor, has independent access through an external door to the side of the property, which leads to a reception hallway.

There is a modern fitted kitchen with tiled splashbacks, wood effect tiled flooring and an integrated oven and hob. There is plumbing and space for a washing machine, space for a fridge/freezer and room for a dining table.

Overlooking the front garden there is a living room, which could equally be used as a second bedroom. Next door is a double bedroom and there is a contemporary-style bathroom, part-tiled with metro wall tiles and with a bath with a shower over.

# STEP OUTSIDE



The property sits in well-tended, level gardens, enclosed by mature hedging and a feature brick wall at the front, and by contemporary, high-level fencing at the rear. The lovely front gardens are laid to lawn and include mature shrubs and trees.

There is also an area of lawn to the side of the house, next to the gravelled parking area. The attractive, enclosed rear gardens include raised feature beds, well-stocked borders, an area of lawn and a large paved patio in front of the conservatory. There is also a useful garden shed.

## INFORMATION

Postcode: NPI 6 5AB

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

From the Chepstow office, proceed through the town arch and up Moor Street, turning right onto the A48. Take the next left turn signposted Bulwark. Continue on this road, passing St Marys RC Primary School on your right. Proceed along this road, pass the shops, and you'll come to a small roundabout. Take the third exit on the round about and you will find the property directly on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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