



### DIRECTIONS

From our Chepstow office proceed up the High Street through the town arch onto Moor Street. At the main road junction turn left then first right into Garden City Way, then take the second turning on your left into Green Street, where following the numbering you will find the property.

### 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.



**47 GREEN STREET, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5DP**

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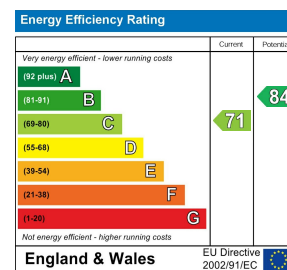
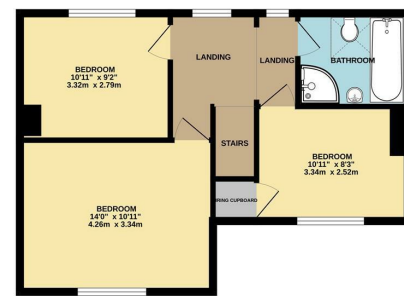
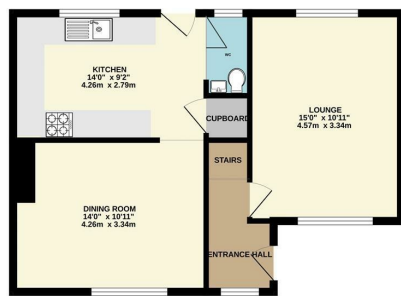
**GUIDE PRICE £324,950**

**Sales: 01291 629292**

**E: sales@thinkmoon.co.uk**

GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Situated in this ever-popular residential location, on a no-through road, 47 Green Street comprises a very well-presented, end-terrace property affording fantastic, well-planned accommodation to include entrance hall, double aspect lounge, open plan kitchen/dining room and a WC to the ground floor, whilst there are three double bedrooms and a family bathroom on the first floor. Further benefits include generous gardens to both the front and the rear including a sizeable terrace, potential to create a private driveway to the front (subject to the necessary consent), new Worcester gas boiler (installed circa. eighteen months ago) and uPVC double glazing throughout, replaced two years ago.

Being situated in Garden City, the town centre of Chepstow is a short walk away with a range of pubs, restaurants and shops as well as local primary and secondary schools, doctors and dentists. There are good bus, road and rail links with the A48, M4 and M48 motorway networks close at hand bringing Bristol, Cardiff and Newport within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

uPVC door and window to front elevation. Door to lounge and open archway to kitchen/diner. Stairs to first floor.

### LOUNGE

**4.57m x 3.34m (14'11" x 10'11")**

A bright reception room with double aspect to front and rear elevations. Open chimney with potential for open fire or wood burner.

### KITCHEN

**4.26m x 2.79m (13'11" x 9'1")**

Open aspect to kitchen area appointed with a range of base and eye level storage units with granite worktops over. Integrated appliances to include double electric oven/grill, microwave, five ring induction hob with stainless steel splash back and over head extractor hood, dishwasher and washer/dryer. Space for under counter fridge and freezer. Pull out larder unit. Tiled flooring. Window to rear elevation overlooking garden and door leading outside.

### DINING AREA

**4.26m x 3.34m (13'11" x 10'11")**

The dining area enjoying window to front elevation affording far reaching views. Wood effect flooring.

### GROUND FLOOR WC

Comprising wash hand basin and low level WC.

### FIRST FLOOR STAIRS AND LANDING

Window to rear elevation. Loft access point. Doors to all rooms.

### BEDROOM 1

**4.26m x 3.34m (13'11" x 10'11")**

A generous double bedroom with a window to front elevation enjoying views towards the river wye.

### BEDROOM 2

**3.32m x 2.79m (10'10" x 9'1")**

A second double bedroom with window to rear elevation overlooking the gardens.

### BEDROOM 3

**3.34m x 2.52m (10'11" x 8'3")**

A third double bedroom benefitting a built in cupboard housing gas combination boiler (installed circa 18 months ago). Window to front elevation enjoying far reaching views across Garden City.

### FAMILY BATHROOM

Comprising a four-piece suite to include P shape bath with taps, corner shower cubicle with mains fed waterfall shower and second attachment, WC and wash basin on top of unit. Heated towel rail. Tiled walls and flooring. Velux window.

### OUTSIDE

The property is accessed via a pedestrian pathway to the front which leads to the entrance, also benefits access to the side which leads to the rear garden. The front garden area is mainly laid to lawn and is of a generous size, fully enclosed to three sides by hedgerow and is south facing. The rear garden is also of a good size, low-maintenance and comprises a patio area with steps up to a level lawn with a further set of steps leading up to a good size decking area with canopy, perfect for dining and entertaining, which captures the sun all day due to its elevation. Furthermore, there is a useful shed with light and power connected.

### SERVICES

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

