



### DIRECTIONS

From our Chepstow office proceed down the High Street into Bridge Street, continue down Bridge Street, bearing right into St Ann Street where you will find number 12 St Ann Street on your right hand side.

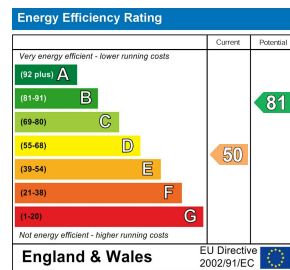
### SERVICES

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

Council Tax Band F

### TENURE - FREEHOLD

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



# 12 ST ANN STREET, CHEPSTOW, MONMOUTHSHIRE, NP16 5HE



## £474,950

Sales: 01291 629292

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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.



12 St Ann Street comprises of a mid-terrace Grade II Listed Georgian townhouse set over three floors, the spacious period property has many charming features throughout. To the ground floor, sitting room, dining room, modern kitchen giving access to the rear garden. Stairs to the first floor landing which has bedroom two, bedroom four and the recently updated bathroom off. Stairs to the second floor landing with principal bedroom with en-suite shower room and bedroom three.

Occupying a pleasant position in the historic lower part of Chepstow, close to the famous River Wye and Wye Valley. Just opposite the property is a large park and the town bandstand where you can enjoy scenic riverside walks. Convenient to the town centre, there is an abundant range of local stores, cafes, bars and restaurants, junior and comprehensive schools. There are also good bus, road and rail links close by, with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

With panelled entrance door. Solid oak floor continuing through to the dining and living rooms. Turned stairs to first floor landing.

### LIVING ROOM

**4.22m x 3.51m (13'10" x 11'6")**

Sash window to front elevation. Attractive period marble fireplace with inset wood burning stove. Display shelving and storage cupboard.

### DINING ROOM

**4.09m x 3.51m (13'5" x 11'6")**

Sash window to rear elevation. Attractive exposed brick fireplace and chimney with wood burning stove. Solid oak floor throughout.

### KITCHEN

**5.69m x 1.88m (18'8" x 6'2")**

Appointed with an extensive matching range of updated Shaker style base and eye level storage units with solid wood work surfaces over. Tiled splashbacks. Inset ceramic sink and drainer. Built-in fan assisted oven with 4 ring gas hob, stainless steel splashback and extractor fan over. Space for washing machine and dishwasher. Quarry tiled flooring. Half glazed door and window to rear and window to side elevation. New wall mounted combi gas boiler.

### FIRST FLOOR STAIRS AND LANDING

With attractive period staircase. Turned stairs to second floor landing. Doors off.

### BEDROOM 2

**4.70m x 4.19m (15'5" x 13'9")**

Two sash windows to front elevation. Period fireplace. Storage cupboard.

### BEDROOM 4

**4.11m x 2.03m (13'6" x 6'8")**

Built-in wardrobe. Sash window to rear elevation.

### BATHROOM

Recently updated bathroom with panelled bath, chrome taps, glass shower screen, chrome rainfall shower over and hand-held shower attachments, low level WC and wash hand basin with chrome mixer tap, inset to vanity storage unit. Chrome heated towel rail with radiator. Wooden flooring. Window to rear elevation.

### SECOND FLOOR STAIRS AND LANDING

With attractive period stairway. Doors off.

### PRINCIPAL BEDROOM

**4.70m x 3.96m (15'5" x 13')**

Vaulted ceiling with feature exposed roof beams. Window to front elevation with shutters. Door to :-

### EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include vanity wash hand basin, low level WC and shower unit with multi-head shower fitment. Part tiled walls.

### BEDROOM 3

**4.11m x 3.10m (13'6" x 10'2")**

Sash window to rear elevation with shutters. Storage cupboard. Vanity wash hand basin.

## OUTSIDE

### GARDENS

To the front elevation the property has a small low maintenance area with wrought iron fence and gate. To the rear a most attractive sunny garden with natural stone wall to boundary, flagstone sun terrace and well maintained lawn area with stocked borders. At the rear end of the garden is another private sun terrace and access to a storage area. Gate to Drill Hall car park.

### PARKING

Parking is by permit parking. The cost of this can be obtained by contacting Monmouthshire County Council.

### RIVERBANK AND BANDSTAND OPPOSITE

A delightful riverside park opposite the property with bandstand seating areas, views of the River Wye and the old Wye Bridge. This is also where the Welsh coastal path starts. Launched in 2012, the path is 870 miles (1,400 km) long and was heralded as the first dedicated footpath in the world to cover the entire length of a country's coastline.

### SERVICES

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

