



DIRECTIONS

From our Chepstow office proceed down the High Street on foot, onto the one-way system, continue onto Bridge Street where following the numbering you will find the property on the left-hand side.

SERVICES

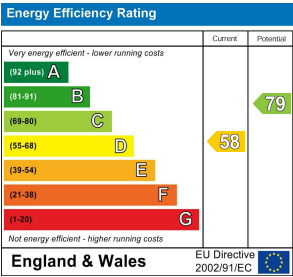
All mains service are connected, to include mains gas central heating.  
Council Tax Band G

TENURE - FREEHOLD

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



TOTAL FLOOR AREA : 2510 sq.ft. (233.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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47A BRIDGE STREET, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5EY

4 4 2 D

£625,000

Sales: 01291 629292  
E: sales@thinkmoon.co.uk

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.



Bridge Street, is a stunning Grade II listed property located in the heart of Chepstow town centre, with the most amazing views over the beautiful and historic Chepstow Castle at the rear. Viewing of this unique home is a must.

To the ground floor, the property offers reception hall with access to the boot room, useful storage room, utility room and games room with doors leading to the rear garden. To the first floor, the property offers kitchen/dining room, sitting room and with further access to a superb guest or principal bedroom suite, comprising a double bedroom, en-suite bathroom, and dressing room. To the second floor are a further three double bedrooms, two with en-suite facilities, as well as family bathroom. Outside the property benefits from integral garage offering parking for one vehicle to the front and to the rear the property offers private and mature gardens with patio area and outside WC along with the stunning first floor sun terrace, benefiting from the fantastic views over Chepstow Castle.

Being situated in Chepstow local facilities include primary and secondary schools, shops, pubs, and restaurants as well as doctor and dental surgeries, all within a short distance. There are good bus, road, and rail links with A48, M4 and M48 motorway networks, bringing Bristol, Cardiff and Newport all within commuting distance.



**EN-SUITE SHOWER ROOM**

Comprising a three-piece white suite to include low level WC and slimline wash hand basin with chrome mixer tap, both inset into vanity unit and corner shower cubicle with chrome mains fed shower over. Part-tiled walls and tiled flooring. Chrome heated towel rail.

**FAMILY BATHROOM**

Comprising a three-piece white suite to include low level WC, wash hand basin with chrome mixer inset into wall mounted vanity unit and L shaped bath with chrome mixer tap and electric shower over with glass shower screen. Part-tiled walls and vinyl flooring. Chrome heated towel rail. Sash window to rear elevation.

**OUTSIDE**

To the front the property benefits from access to an integral garage offering parking for one vehicle with internal pedestrian door and front up and over door. To the rear the property offers private enclosed gardens with lawned area and well stocked beds and borders and brick paviour seating area, with handy outside WC. Steps lead to pleasant first floor sun terrace with glass balustrade and paved seating area, a perfect spot to sit and enjoy the stunning views of Chepstow Castle.

**SERVICES**

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





**SECOND FLOOR STAIRS AND LANDING**

Two sash windows to front elevation. Loft access point. Feature original balustrades and spindles.

**BEDROOM 1**  
**4.78m x 4.57m (15'8" x 15')**

A beautiful double bedroom with exposed wooden flooring and feature fireplace. Sash window to rear elevation with views towards Chepstow Castle. Access to: -

**EN-SUITE SHOWER ROOM**

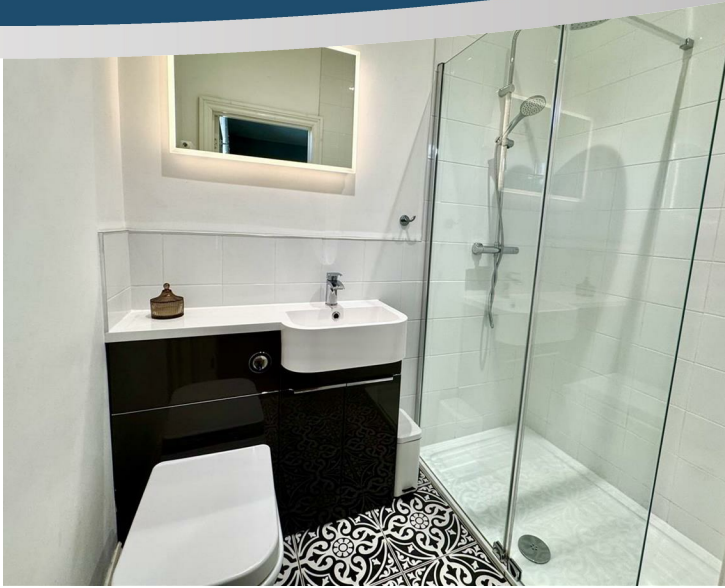
Comprising a modern three-piece white suite to include low level WC and wash hand basin with chrome mixer tap, both inset into vanity unit and walk-in double shower cubicle with chrome mains fed shower over. Part-tiled walls and tiled flooring. Spotlighting.

**BEDROOM 2**  
**3.96m x 3.76m (13' x 12'4")**

A double bedroom with sash window to rear elevation.

**BEDROOM 3**  
**3.76m x 2.77m (12'4" x 9'1")**

A double bedroom with sash window to front elevation. Access to: -



**GROUND FLOOR**

**RECEPTION HALL**

With timber front door and tiled flooring. Stone steps leading to first floor.

**BOOT ROOM**  
**2.67m x 1.88m (8'9" x 6'2")**

With window to front elevation and feature shutters.

**STOREROOM**  
**3.99m x 2.34m (13'1" x 7'8")**

With storage cupboard and flagstone flooring.

**INNER HALLWAY**

Providing access to utility area and garden room.

**UTILITY ROOM**  
**3.61m x 1.88m (11'10" x 6'2")**

Complete with pantry space and step to utility room itself. With space and plumbing for washing machine and tumble dryer. Wall mounted combi boiler. Stainless steel dual sink and drainer washstand with chrome mixer tap. Porcelain tiled flooring. uPVC window and glazed door leading to the rear garden.

**GAMES ROOM**  
**4.29m x 4.09m (14'1" x 13'5")**

A pleasant reception area with wood effect vinyl flooring. Window to rear and French doors leading to the garden. Please note : The ground floor rooms currently offer practical storage, laundry and reception areas but could easily be utilised as separate self-contained annex/granny flat if required.





FIRST FLOOR

KITCHEN/DINING ROOM

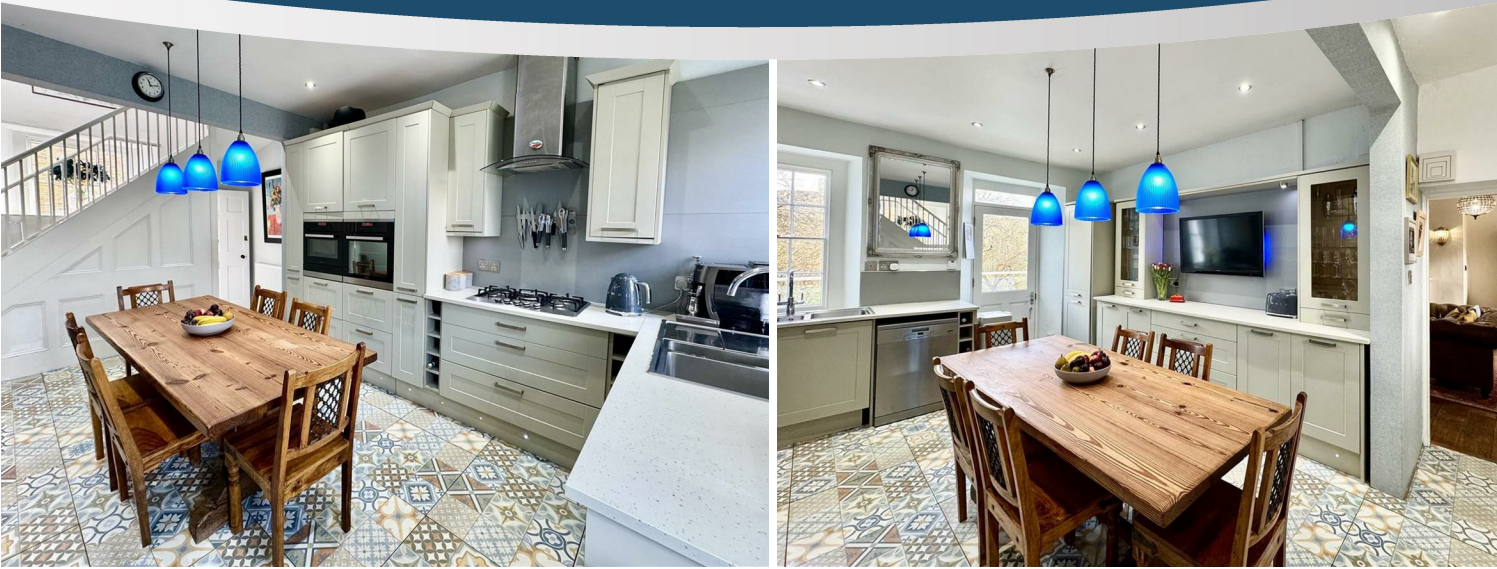
6.07m x 3.86m (19'11" x 12'8")

This beautifully appointed kitchen/dining area, benefits from a matching range of base and eye level shaker style units with quartz style work tops. Stainless steel one and a half bowl and drainer sink unit with chrome mixer tap and composite splashbacks. Fitted appliances include inset five ring gas hob with extractor over, dual eye level oven and grill as well as larder style fridge. Space for dishwasher. Tiled flooring. Spotlighting. Sash window to rear elevation and door leading to first floor sun terrace. Stairs to second floor.

SITTING ROOM

5.97m x 4.52m (19'7" x 14'10")

Accessed via the kitchen/dining room and offering a beautifully presented reception room with sash windows to front and rear elevations flooding in natural light and with views of the rear garden and towards the historic Chepstow Castle. The sitting area also benefits from inset wood burner with stone mantel and slate hearth. Solid wood flooring.



GUEST BEDROOM SUITE

A superb guest suite complete with bedroom, en-suite and dressing area.

GUEST BEDROOM

4.29m x 4.24m (14'1" x 13'11")

A generous double bedroom with sash windows to rear and side elevations and doorway with steps leading down to the rear garden.

EN-SUITE BATHROOM

Comprising a three-piece white suite to include low level WC, wash hand basin with chrome mixer tap inset into vanity unit and L shaped panelled bath with chrome mixer tap, shower over and glass shower screen. Fully fitted tiled walls and floors. Spotlighting. Chrome heated towel rail.

DRESSING AREA

5.99m x 2.31m maximum (19'8" x 7'7" maximum)

A wonderful dressing room, complete with a range of fitted wardrobes. Sash window to front elevation with window seat, and beautiful feature cast iron stove/fireplace.

