



## 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 services are connected, to include mains gas central heating.  
Council Tax Band E

## TENURE - FREEHOLD

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



TOTAL FLOOR AREA : 1371 sq. ft. (127.4 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.  
Made with Metropack (2020)

**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.



**44 BRIDGE STREET, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5EY**



**GUIDE PRICE £395,000**

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



Occupying a pleasant position on the sought after Bridge Street, in the historic part of Chepstow town, this property is within short walking distance to a range of amenities, pubs, restaurants, and the iconic Chepstow Castle, as well as the River Wye. The property affords fantastic, deceptively spacious, and versatile living accommodation arranged over three floors that will no doubt suit a variety of markets. The well-planned layout briefly comprises, to the ground floor, lounge, second reception room/dining room and a kitchen/breakfast room, whilst to the first floor there are two bedrooms and the family bathroom, as well as two further double bedrooms to the second floor. The property further benefits a sizeable front to back cellar offering fantastic versatile use, a low maintenance rear courtyard garden, and affords outstanding uninterrupted views towards the historic Chepstow Castle. We would strongly recommend an internal viewing to appreciate what this property has to offer.

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.

**GROUND FLOOR**

**LOUNGE**  
**4.61m x 3.73m (15'1" x 12'2")**

Entrance door leads into a very well-proportioned, full-width reception room with a lovely feature bay window to the front elevation. Tiled floor. A door off leads to a storage area.

**SITTING/DINING ROOM**  
**3.73m x 3.48m (12'2" x 11'5")**

A versatile room with feature quarry tiled floor. Fantastic free-standing wood burner on a slate hearth. Stairs to first floor. Open access to :-

**KITCHEN/BREAKFAST ROOM**  
**3.73m x 2.50m (12'2" x 8'2")**

Comprising an L-shape range of kitchen base units with solid wood worktops over. Inset Belfast sink with mixer tap. Freestanding cooker. Space for a washing machine and a freestanding full-height fridge freezer. There is also space for breakfast table and chairs. Wood flooring. Window to rear elevation with uninterrupted views towards Chepstow Castle and door to rear gardens.

**FIRST FLOOR STAIRS AND LANDING**  
Access to all first-floor rooms. Useful airing cupboard with inset shelving. Stairs to second floor.

**BEDROOM 1**  
**3.73m x 3.55m (12'2" x 11'7")**

A very good-size double bedroom with feature exposed wooden floorboards and a fantastic feature cast iron fireplace. Sash window to front elevation.

**BEDROOM 4**  
**2.73m x 2.40m (8'11" x 7'10")**

Would make an ideal single bedroom or indeed a perfect home study for the everyday home worker as it is currently utilised. Window to the rear elevation.

**FAMILY BATHROOM**  
Appointed with a three-piece neutral suite to include panelled bath with mains-fed shower over, tile surround and glass shower screen, low-level WC and pedestal wash hand basin. Tiled flooring and part-tiled walls. Window to rear elevation enjoying views of the castle.

**SECOND FLOOR STAIRS AND LANDING**  
Providing access to both second floor rooms.

**BEDROOM 2**  
**3.57m x 3.13m (11'8" x 10'3")**

A well-proportioned double bedroom with a feature sash window to front elevation. Fitted wardrobes to one side. Loft access point.

**BEDROOM 3**  
**4.65m x 3.73m (15'3" x 12'2")**

A further good-size double bedroom with a sash window to rear elevation, enjoying fantastic uninterrupted views over Chepstow Castle. Loft access. A feature inset area which could provide an ideal en-suite or indeed walk-in wardrobe if required and subject to necessary consent.

**OUTSIDE**

**CELLAR**  
Accessed from the garden the cellar runs the full length of the property and offers a fantastic versatile use, with the potential for conversion depending on consent and requirements. The cellar also houses the gas combi boiler.

**GARDEN**  
Steps lead down from the kitchen/breakfast room to the garden area, which comprises a beautiful private courtyard space of a low maintenance. The rear garden is fully enclosed by block wall and offers an abundance of mature plants and shrubs, also providing a beautiful space to sit, dine, entertain, and enjoy views towards Chepstow Castle.

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

