



# CHEPSTOW

Guide price **£380,000**





# 15 ST ANN STREET

Chepstow, Monmouthshire NP16 5HE



Three-storey Georgian townhouse  
Three double bedrooms  
Situated in the heart of Chepstow Town centre

15 St Ann Street is home to a delightful mid-terrace, three-storey Georgian townhouse, rich with period features throughout.

This property is situated near the renowned River Wye and the beautiful Wye Valley. Just opposite lies a large park with the town bandstand, ideal for enjoying scenic riverside walks. Conveniently close to the town centre, the property benefits from a variety of local amenities, including shops, cafés, bars, and restaurants, as well as nearby junior and comprehensive schools. Excellent transport links are within easy reach, with bus, road, and rail services connecting to the A48, M48, and M4 motorway networks, making Newport, Cardiff, and Bristol easily accessible for commuters."





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### KEY FEATURES

- Three storey Georgian Town House
- Beautifully presented Grade II listed property
- Large reception rooms with feature fireplaces
- Retaining many period features
- Level and enclosed rear garden
- Situated in the heart of Chepstow town centre



# STEP INSIDE



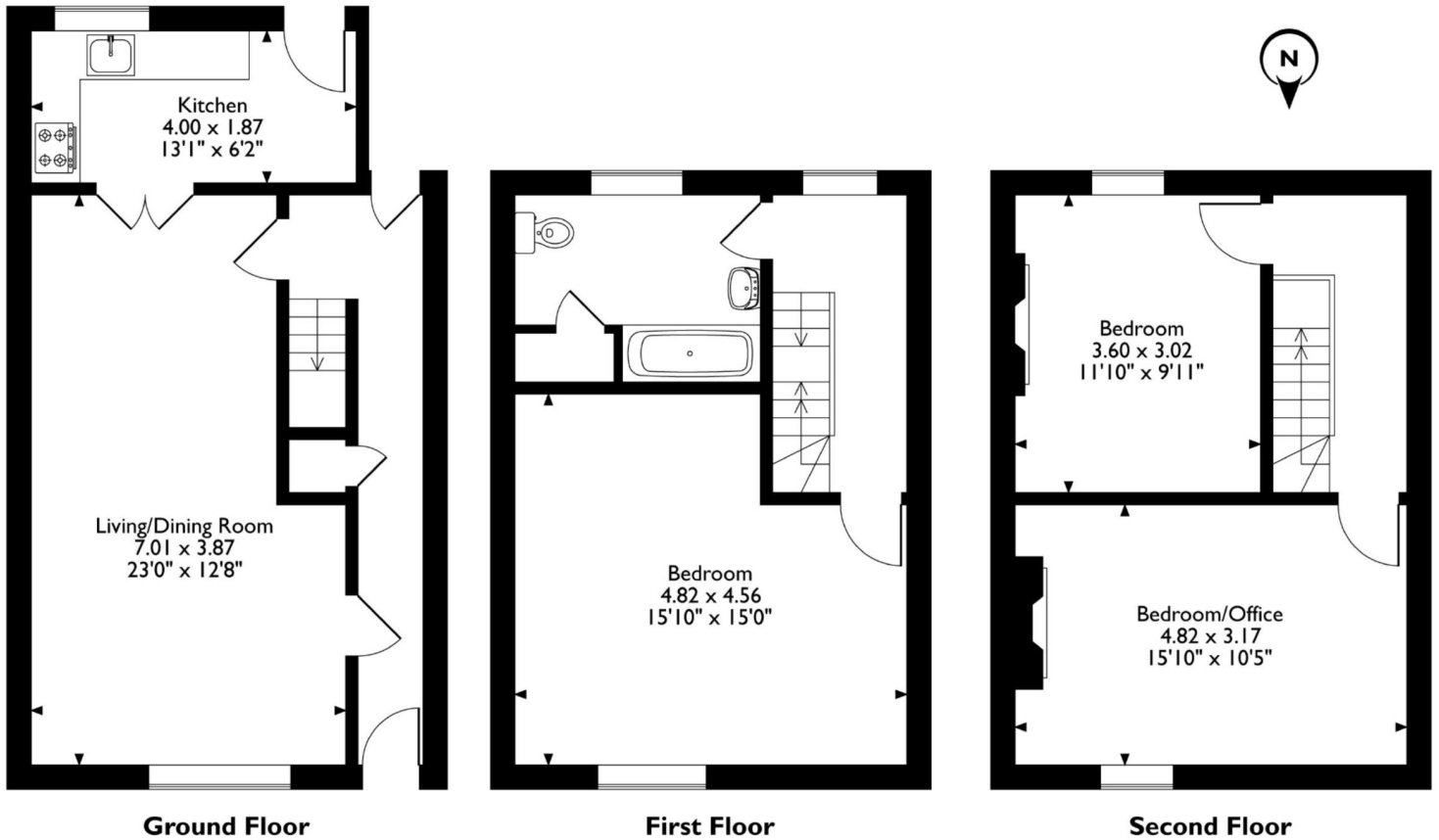
As you step inside, it's evident that this property retains much of its original character while being thoughtfully updated to accommodate modern family living. The home preserves its beloved Georgian style, featuring panelled doors, an original staircase, high ceilings, and picture rails, all adding to its timeless charm.

The front reception room is highlighted by a striking slate-feature fireplace that stands proudly at the heart of the space. The sense of grandeur throughout the property is immediately apparent, enhancing its appeal. The open-plan formal dining room, with elegant black slate flooring and another impressive fireplace flanked by display cupboards, flows seamlessly through double doors into the kitchen.

Fitted with modern white high-gloss wall and base units, complemented by quartz worktops, the kitchen is both stylish and functional. A large window and skylight flood the area with natural light, while tiled flooring and splashbacks provide a sleek finish. Integrated appliances, including a stainless-steel electric hob and oven, complete the seamless design.



## Approximate Gross Internal Area 110 Sq M/1184 Sq Ft



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.

Ascending to the first floor via the original staircase, you'll find the principal bedroom, which spans the width of the property and offers views toward the River Wye and park. This room also features an area that could easily be converted into an ensuite shower, conveniently positioned next to the main bathroom, subject to planning and consent. The main bathroom boasts modern white fixtures, an on-trend slate backsplash, and tiled flooring.

On the second floor, you'll discover two spacious double bedrooms. The second bedroom, currently used as an office, overlooks the front with views of the bandstand and river. The third bedroom, full of character, features a charming cast iron fireplace, adding to the appeal of this terraced property.

# STEP OUTSIDE



The enclosed area, complete with seating area surrounded by mature shrubs, is perfect for relaxing or entertaining while enjoying the afternoon sun. The nearby bandstand in the park adds a charming bonus, providing easy access to live performances or a peaceful stroll. This is an ideal spot for community enjoyment, just steps away from your doorstep.

#### AGENT'S NOTE:

There is access at the rear to a Monmouthshire County Council car park and parking is available via a resident's permit - details and costs available at <https://www.monmouthshire.gov.uk/car-parks/parking-permits/residential-parking-permits>.

## INFORMATION

Postcode: NP16 5HE

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: TBC

EPC: D





## DIRECTIONS

From our Chepstow office proceed down the High Street into Bridge Street, continue down Bridge Street, pass the castle on your left, then bearing right into St Ann Street where you will find number 15 St Ann Street on your right-hand side.





| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         | 80        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 62                      |           |
| (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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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.