



CHARTERED SURVEYORS · LAND & ESTATE AGENTS



22 Drybridge Street Monmouth Monmouthshire NP25 5AD

A beautiful Grade II listed townhouse, located within walking distance of Monmouth town centre.

- Excellent location • Character features •
- Principal bedroom suite to the second floor • Flagstone flooring with underfloor heating •
- Four double bedrooms • Courtyard garden •



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22 Drybridge Street

Monmouth, Monmouthshire NP25 5AD

Located on the enviable Drybridge Street just a stones throw from Monnow Bridge and Monmouth town centre.

This stunning 4 double bedroom historic town house has an abundance of character and charm and is far bigger on the inside than it appears on the outside. It must be viewed to be fully appreciated.

Location & Situation

22 Drybridge Street is within walking distance of Monmouth town centre. There are excellent connections to the main road network as you are able to access the A40 in minutes.

The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

Approximate distances from 22 Drybridge Street

- Chepstow – 16 miles
- Abergavenny - 17 miles
- Hereford – 21 miles
- Cardiff – 38 miles
- Bristol – 34 miles
- Bath – 58 miles

- Bristol Airport – 50 miles
- Cardiff Airport – 50 miles
- Birmingham Airport – 78 miles

- Abergavenny Train Station – 16 miles
- Lydney Train Station – 15 miles
- Bristol Parkway Train Station – 28 miles



Description

The property is currently a well-loved family home with an abundance of character and charm.

The entrance hall is a practical space with coconut matting flooring and plenty of space to hang coats and store shoes. A further inner hallway has a large under stairs storage cupboard providing further storage. Flagstone flooring can be found throughout the ground floor.

The dining room has a huge stone feature fireplace and large windows to the front aspect letting light flood through the house.

The galley kitchen has a range of fitted units with solid wood worktops, a stainless steel one and a half bowl sink and double drainer, a fitted four ring gas hob with extractor fan over, oven and integral dishwasher.

The sitting room offers solace from the hustle and bustle of living near the town centre. Tucked away at the back of the property it has a large inglenook feature fireplace, dual aspect windows looking out over the courtyard and flagstone flooring with underfloor heating beneath. French doors provide access out to the courtyard garden and outbuilding.



On the first floor there are three bedrooms and a family bathroom. Bedroom two has two large windows that let light flood in making it a spacious, light and airy room. Fitted floor to ceiling wardrobes provide plenty of storage space.

Bedroom three has a vaulted ceiling and exposed stone walls making it a character filled space with one large window and one smaller window both overlooking the courtyard.

Bedroom four is the smallest bedroom but will fit a double bed. It has a fitted wardrobe and a window to the side aspect.

The family bathroom has a white suite comprising of a bath with waterfall shower over, w.c, wash hand basin and vanity unit with matching cupboard above. There is also an airing cupboard housing the gas fired central heating boiler and a utility cupboard with plumbing for a washing machine and space for a dryer above.

The principal bedroom suite can be found on the second floor and has an en-suite shower room, a dressing area, fitted wardrobes and drawers. It provides a warm and comfortable retreat away from the rest of the property.

Outside, the property has a small, low maintenance courtyard garden with space for al-fresco dining during the summer months. A useful two storey outbuilding sits in the corner of the courtyard. There is a handy side access from the courtyard on to Drybridge Terrace. Although there is no off street parking at the property, there is plenty of on street parking and two free carparks nearby. There is an opportunity to secure a parking permit from Monmouthshire County Council.



Tenure

Freehold with vacant possession upon completion.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

Local Authority

Monmouthshire Council. Telephone: 01633 644644.
22 Drybridge Street is classified as Band G for Council Tax.

Sale Method

The Property is offered for sale by Private Treaty.

Viewings

Strictly by appointment with Powells – 01600 714140.

Directions

From the town centre take B4293 and cross the bridge. Turn right onto Cinderhill Street. Continue, crossing the roundabout and zebra crossing and the property will be on the left just before you reach The Jewel Balti Indian Restaurant.



AGENTS NOTE:

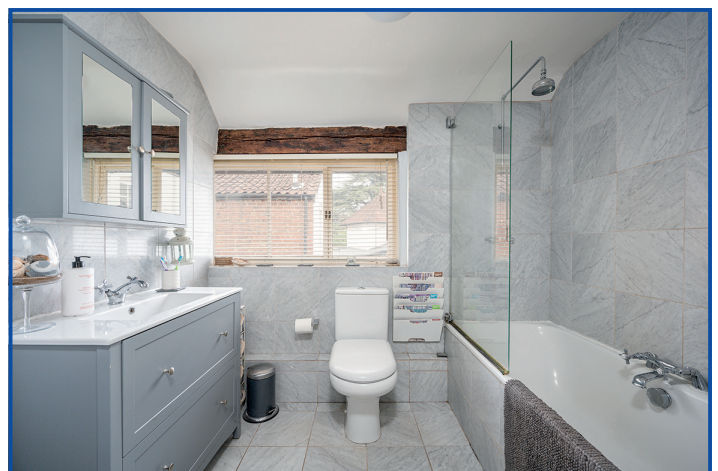
The property has two flying freeholds. The property is being sold by a staff member of Powells.

Services

22 Drybridge Street benefits from mains gas, water, electric and drainage.

Fixtures & Fittings

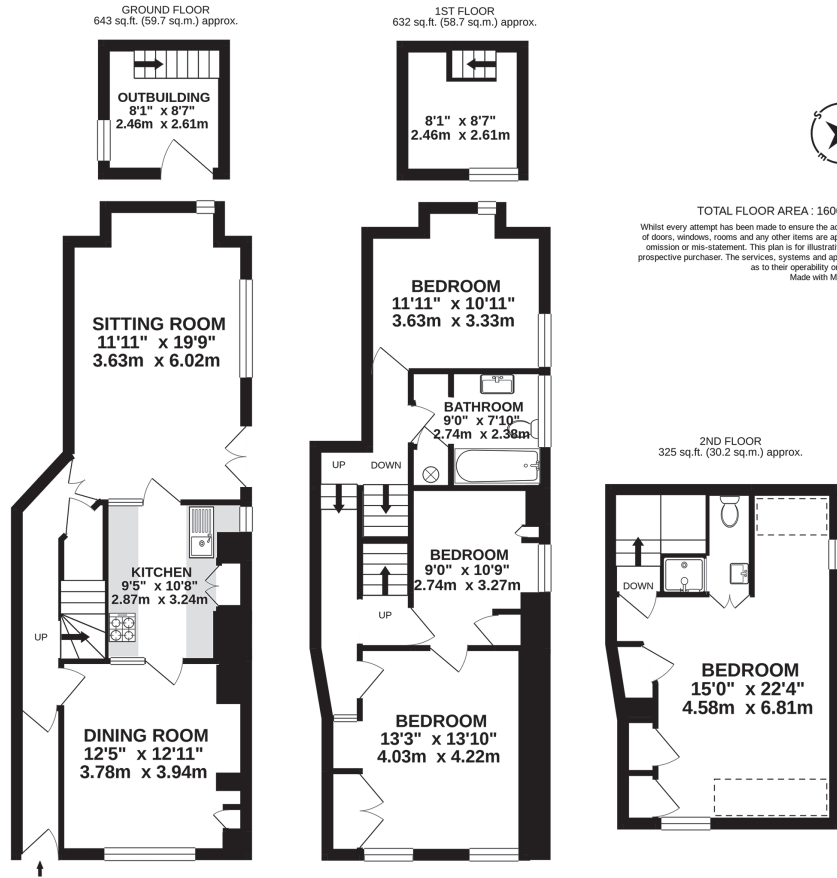
All fixtures and fittings in 22 Drybridge Street are excluded from the sale but may be available by separate negotiation.



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Floorplan



EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Singleton Court Business Park, Monmouth, NP25 5JA

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