



## DIRECTIONS

From our Chepstow office proceed into Garden City Way, then continue along Hardwick Avenue turning right into Wye Crescent. Proceed to the end of Wye Crescent where you will find the property on your right.

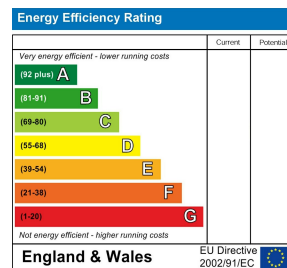
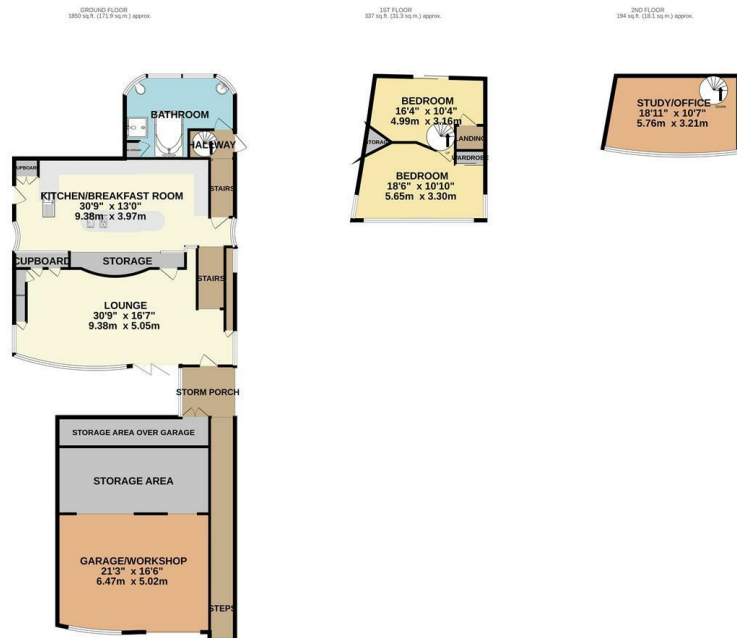
## SERVICES

Mains water, electricity and drainage. Air source central heating system with underfloor heating throughout.

Council Tax Band G.

## TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 2381 sq ft (221.2 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.  
Made available through CML2020

**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.



# PANORAMICA 22, WYE CRESCENT, CHEPSTOW, MONMOUTHSHIRE, NP16 5DW



**£350,000**

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



Panoramica comprises an individually designed and constructed architect inspired property, located in a very convenient position in the historic area of Garden City, Chepstow, within walking distance of the town centre, bus and railway stations and local amenities. The project has been commissioned and constructed by the current vendor, although due to retirement he is no longer in a position to finish the development therefore offers a future owner the option to carry on this interesting journey whilst adding their own individual finishing touches. Rarely do we see properties of such a unique nature offered to the market.

On the entry level we have a superb principal reception room with full height ceilings and extensive glazing to the front with views across to reflecting pond and towards the Lower Wye Valley. Above this we have a galleried kitchen/breakfast area again an impressive use of space, very individual and stylish and to the rear is a large principal bathroom. To the upper first floor we find the principal bedroom a full width room, again taking advantage of this impressive position with extensive views. To the rear upper floor there is a guest mezzanine bedroom with mezzanine study above. The property also benefits from parking for several vehicles with a two/three car garage.

**GROUND FLOOR**

**ENTRANCE LOBBY**

With glazed aspect across the reflecting pond. Door to: -

**PRINCIPAL RECEPTION ROOM**

**9.37m x 5.05m (30'9" x 16'7")**

A very impressive full-width, part-curved reception room with an extensive glazed window to front elevation with views across Chepstow and the Lower Wye Valley, along with bi-fold doors to sun terrace. Glass balustrade staircase leads passed the glass brick walling, to: -

**GALLERIED KITCHEN**

**9.37m x 3.96m (30'9" x 13'0")**

With an extensive range of storage units with ample work surfacing over and breakfast island, along with semi-sunken breakfast bar overlooking the principal reception room. Built-in appliances to remain. Courtesy door to side garden.

Heading up to the next level we find a: -

**BATHROOM**

A large bathroom at the rear of the property with inset jacuzzi bath, step-in shower cubicle, wall-mounted WC and wash hand basin. Sliding patio doors to rear garden.

**SECOND LEVEL**

**PRINCIPAL BEDROOM**

**5.64m x 3.30m (18'6" x 10'10")**

A very impressive full width room, again with extensive glazing taking in the views across Chepstow and the Lower Wye Valley.

At the rear of the property: -

**MEZZANINE GUEST BEDROOM**

**4.98m x 3.15m (16'4" x 10'4")**

A double bedroom with windows to rear elevation. Leading off is another flight of stairs leading to: -

**OPEN PLAN STUDY**

**5.77m x 3.23m (18'11" x 10'7")**

With window to front elevation with extensive views.

**OUTSIDE**

**GARDENS AND GROUNDS**

The property benefits from private parking to the front of the property with access to the garage (21'3" x 16'6"). To the side, leading from the kitchen is a decked terraced area and to the rear a sloping garden with shrubbed garden above.

**SERVICES**

Mains water, electricity and drainage. Air source central heating system with underfloor heating throughout.

