

# Town & Country

Estate & Letting Agents

Penymynydd Road, Penyffordd

£195,000



This three-bedroom property is located in a family-friendly village, with shops, schools, and easy access to local motorways. It has UPVC double glazing, gas central heating, and comprises an entrance hall, kitchen, living room, three bedrooms, and a bathroom. The property has a corner plot with gardens, a brick-built barbecue, twin parking spaces, and access to a garage.

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## DESCRIPTION

Situated in the heart of a family-friendly village, this three-bedroom property benefits from a range of amenities, including shops, schools, and easy access to local motorway networks. The property boasts UPVC double glazing, as well as gas central heating, and comprises an entrance hall, kitchen, living room, first-floor landing with access to three bedrooms, and a bathroom. Externally, the property occupies a corner plot with a lawned and shrubbed garden, complete with a timber gated access to a side garden and a low-maintenance, gravelled rear garden featuring a brick-built barbecue. The rear twin parking spaces and access to the single garage are accessible via a timber gated access off the garden.



## LOCATION

Penyffordd is a popular residential village benefitting from great travel links to Chester, Wrexham, Mold and major roads linking to the M56. 5 miles from Mold, 7 Miles from Chester and 2.3 Miles from Broughton Shopping Park. The village provides a small number of shops serving daily needs including; a pharmacy, Spar with post office, a Co-op, barbers, hairdressers, takeaways, mechanics garage, 2 pubs, a local super school and numerous modern parks. Benefitting from beautiful scenery, providing picturesque views via walks or cycling. The location is second to none for anyone who wants easy access to major towns or Chester City Centre.

## DIRECTIONS

From the Chester Branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 1st exit onto Wrexham Road/A483, at the roundabout, take the 2nd exit and stay on Wrexham Road/A483, at the roundabout, take the 2nd exit and stay on Wrexham Road/A483, at Post House Roundabout/Wrexham Road Interchange, take the 3rd exit onto the A55 slip road to A494/Conwy/Mold, merge onto N Wales Expy/A55, take the A550/A5104 exit towards Buckley/Bwcle/Corwen/A549, at the roundabout, take the 1st exit onto A550, at the roundabout, take the 2nd exit and stay on A550, at the roundabout, take the 2nd exit and stay on A550, turn left onto Hawarden Road, turn left onto Fammau View Drive. The destination will be on the left.

## ENTRANCE HALL

15'3" x 5'7"

The entrance to the property is gained through a composite leaded and double glazed front door, which leads to an entrance hall. The hall features timber laminate flooring, a meter cupboard, and a radiator. A set of stairs lead to the first-floor accommodation, with a storage cupboard situated beneath. Doorways from the hall open to both the living room and the kitchen.



## KITCHEN

7'10" x 10'8"

The kitchen is equipped with a range of contemporary high-gloss, wall-mounted, base, and drawer units. The work surface offers ample space and features a resin-made, 1 1/2 bowl sink unit with an adjustable mixer tap. The kitchen also boasts integrated appliances, including a stainless steel double oven, hob, and extractor hood. Additionally, the kitchen is designed to accommodate a washing machine, has ample space for a tall fridge-freezer, and features a radiator. A front-facing window floods the kitchen with natural light, and a UPVC double-glazed door offers easy access to the side garden.



## LIVING ROOM

14'6" x 14'1" max

The living room boasts a double aspect with windows to the side and rear elevations, along with two radiators to ensure optimal temperature control. Additionally, the room features an exquisite Adams style fireplace, which serves as an elegant focal point.



## FIRST FLOOR LANDING

Having access to the loft, with doors opening to bedrooms and bathroom.



## BEDROOM ONE

10'7" x 7'7"

The first bedroom features a window that overlooks the rear of the building, a radiator, timber laminate flooring, and a built-in triple wardrobe with sliding mirror doors.



## BEDROOM TWO

9'9" x 7'4"

With timber laminate flooring, a radiator and a window facing the side elevation.



## BEDROOM THREE

7'8" x 7'3"

Also featuring timber laminate flooring, a window facing the front elevation, and a radiator.



## BATHROOM

5'9" x 6'9"

The bathroom is equipped with a white suite, which includes a corner, panelled bath with a mixer tap and shower extension, a dual flush, low-level WC, and a pedestal wash hand basin with a mixer tap. The space also features a radiator, partially tiled walls, and an opaque window facing the front elevation.

## GARAGE

A single garage, with up and over door and power.



## EXTERNALLY

The property is situated on a corner plot, which is predominantly lawned and shrubbed. A paved pathway leads to the front door, which is situated on a canopy. Additionally, the property features a timber gated side access that leads to the rear garden.

Side and rear garden

The property is adorned with a manicured lawn laid with chipped bark, and an enclosed garden featuring hedges and fence panels that offer access to the rear garden. The rear garden is itself gravelled, presenting a brick barbecue area and timber gated access that leads to two twin off-road parking spaces, one of which is located in front of the single garage.



## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band: D £1906

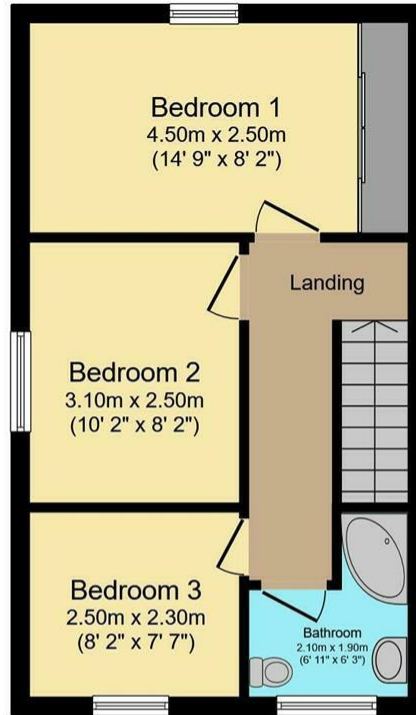
## MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

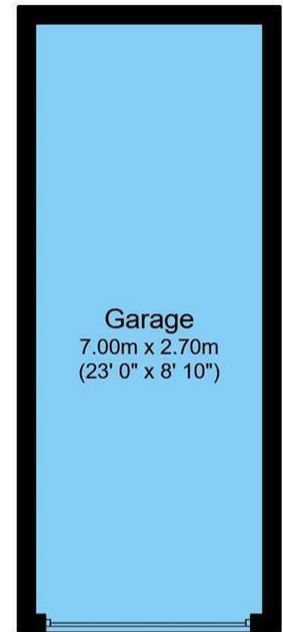
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



**Ground Floor**



**First Floor**



**Garage**

Total floor area 90.9 sq.m. (978 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	