

Town & Country

Estate & Letting Agents

Oakland Way, Penymynydd

£525,000



This beautifully presented, detached family home is located in this perennially popular village, with easy access to Wrexham, Chester and Mold, along with local motorway networks and a host of other amenities. The property benefits from UPVC double glazing and gas central heating and, in brief, comprises an inviting entrance hall with a WC off, a double aspect living room with a feature fireplace, a separate sitting room, an open plan kitchen/dining room fitted with a range of contemporary wall, base and drawer units, and a utility room off. The first floor landing offers access to the family bathroom and to all four double bedrooms. The principal bedroom and second bedroom have Ensuite shower room facilities. Externally, to the front of the property is ample off-road parking and turning position to the front of a detached double garage with slate chip and shrub beds and borders along with gated side access to a rear garden which enjoys a sunny orientation, predominantly laid to lawn with shrub borders, a paved patio area and enclosed by a series of fence panels.

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DESCRIPTION

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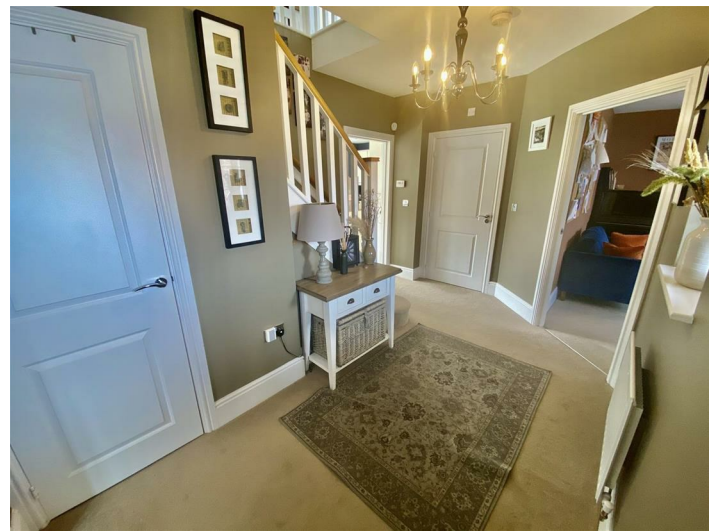
DIRECTIONS

Starting at 33 Lower Bridge Street, Chester, UK. Head south on Lower Bridge St towards St Olave St. Turn right onto Castle St. At the roundabout, take the 1st exit onto Grosvenor Rd/A483. At the next roundabout, take the 1st exit onto Wrexham Rd/A483 towards North Wales and Wrexham. Continue on Wrexham Rd/A483. At the next roundabout, take the 2nd exit to stay on Wrexham Rd/A483. Keep following Wrexham Rd/A483. At Post House Roundabout/Wrexham Rd Interchange, take the 3rd exit onto the A55 slip road towards A494/Conwy/Mold. Merge onto N Wales Expy/A55. At junction 36, take the exit for A5104 towards Pen-y-ffordd. At the roundabout, take the 2nd exit.

Continue onto A5104. Turn left onto Oakland Way. Turn left onto Treetop Cl. Your destination will be on the left.

LOCATION

The villages of Penymynydd and Penyffordd provide a wide range of facilities catering for daily requirements. The nearby Trunk Road leading to the A55 Expressway at Dobshell provides good access to Chester, the M56, the M53 and various other towns along the North West coast. There are three train stations within easy reach at Penyffordd, Hawarden and Buckley, which are for direct trains to Wrexham and to Liverpool. The Broughton Retail Park, with a range of High Street shops and a recently opened cinema complex is a short drive away.



ENTRANCE HALL

13'5 x 9

The property is entered through an opaque double glazed and leaded composite front door which opens to an inviting entrance hall, with stairs rising to the first floor accommodation and storage cupboard below, a window faces the front elevation with a radiator below and internal doors open to the cloakroom WC, living room, kitchen/diner and sitting room.



CLOAKROOM WC

3'5 x 4'10

Installed with a dual flush low level WC, a corner wash hand basin with mixer tap and tile splashback, a radiator and an extractor fan, set within the ceiling.



SITTING ROOM

13'5 x 10

Having a bay window facing the front elevation with a radiator below along with a second window facing the side elevation.



LIVING ROOM

12'6 x 22

A lovely, light double aspect room with windows facing both front and rear elevations with radiators below. There is a central living flame gas fire which is set within a Portuguese sandstone fireplace and hearth. Double doors off open to the kitchen/dining room.



KITCHEN/DINING ROOM

23'1 x 12

The kitchen area is fitted with a range of attractive gloss fronted wall, base and drawer units, complimented with chrome handles. Ample work surface space houses a stainless steel double bowl sink unit with mixer tap and drainer. Integrated appliances include a stainless steel five ring gas hob with an extractor hood above, a stainless steel combination microwave and oven, a stainless steel combination oven and grill, a dishwasher, fridge and freezer. A window faces the rear elevation, throughout the room there is a ceramic tiled floor with two radiators, recessed downlights set

within the ceiling and from the dining area French doors open to the rear garden.



FIRST FLOOR LANDING

14'8 x 6'10

With doors off opening to a storage cupboard, a built-in cupboard housing the pressurised hot water cylinder, the family bathroom and to all four bedrooms.



PRINCIPAL BEDROOM

14'8 x 14'8

The principal bedroom has a bay window facing the front elevation with a radiator below, a range of gloss fronted built in wardrobes and a door opening to the Ensuite.



UTILITY ROOM

4'10 x 5'6

With wall and base units matching those in the kitchen, a work surface housing stainless steel single drainer sink unit with mixer tap, space and plumbing for a washing machine and dryer, radiator, ceramic tiled floor, recessed downlights and an extractor hood set within the ceiling. Double glazed door open to the side elevation.



EN SUITE

9'2 x 5'5

Installed with a dual flush low level WC along with a wash hand basin and a walk in shower enclosure with a fixed overhead thermostatic shower, partially tiled wall and tiled

floor, chrome heated towel rail, recessed downlights and an extractor fan set within the ceiling.



BEDROOM TWO

11'4 x 10'8

Installed with a range of gloss fronted wardrobes with a window to the rear elevation and radiator below and door opening to the ensuite.



BEDROOM THREE

10'5 x 8'8

With a window facing the front elevation with radiator below and built-in triple door wardrobe.



ENSUITE SHOWER ROOM

7'2 x 4'4

Installed with a modern white suit comprising a double shower enclosure With thermostatic shower, a dual flush low level WC and wash hand basin with mixer tap, a chrome heated towel rail, recessed downlights and extractor fan set within the ceiling and an opaque window facing the rear elevation.



BEDROOM FOUR

12 x 10'4

With the window to the rear elevation and radiator below.



FAMILY BATHROOM

7'6 x 7

A contemporary white bathroom suite comprising a panel bath with mixer tap and thermostatic shower and protective glass screen above, an ideal flush low level WC along with a wash hand basin, partially tiled wall, chrome heated towel rail, recessed downlights, an extractor fan set within the ceiling and an opaque window facing the rear elevation.



EXTERNALLY

The property is approached over tarmac parking and turning position to the front of a double detached garage with slate chip and shrub beds and borders. A paved pathway leads towards the front door with a canopy porch above and courtesy light. To the side, is a further paved pathway, leading to gated side access and to the rear. A real feature of this property is a southerly facing rear garden, enjoying sunshine for the majority of the day. It has a paved pathway and patio, a lawned garden with shrub borders, external lighting and water supply and is enclosed by a series of fence panels.



REAR ASPECT



SERVICES TO PROPERTY

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

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.

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.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

