

# Town & Country

Estate & Letting Agents

Rhos Avenue, Penyffordd

Offers In Excess Of £410,000



This 1930s double fronted, detached bungalow is located in a highly desirable village, offering easy access to Chester, Wrexham, and Mold. The property includes UPVC double glazing, gas central heating, an entrance hall, living room, kitchen/dining room, three bedrooms, and a bathroom. It also features well-attended gardens, ample off-road parking, and a detached garage.

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## DESCRIPTION

Situated off a quiet and adopted road within this highly desirable village sits this 1930s double fronted, detached bungalow on an established plot, ideally located for easy access to Chester, Wrexham and Mold along with local motorway networks and a host of day to day facilities. The property itself has UPVC double glazing, gas central heating and comprises an entrance hall, living room, a kitchen/dining room, three bedrooms and a bathroom. Externally, there are well attended gardens to both the front and rear, with ample off-road parking leading to a detached garage.



## 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, continue straight to stay on 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 Rd 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, at the roundabout, take the 1st exit onto Rhos Road, turn right onto Rhos Avenue. The destination will be on the right.

## ENTRANCE HALL

The property is entered through a UPVC double glazed front door opening to engineered oak flooring, a radiator

and a staircase off with spindle balustrade rising to the loft.



## LIVING ROOM

11'6" x 12'6"

With a continuation of the engineered flooring from the entrance hall, a window to the side elevation, a radiator and a glazed door opening to the kitchen.



## SITTING ROOM/BEDROOM

11'2" x 13'8"

With engineered oak flooring, a bay window facing the front elevation, a radiator and a wall mounted pebble affect electric fire.



## BEDROOM ONE

13'7" x 12'0"

Having engineered flooring radiator and a bay window facing the front elevation.

## KITCHEN/DINER

13' x 15'5"

The kitchen is fitted with an oak base unit with matching display cabinets above, with ornamental handles. A granite work surface houses a Belfast sink with mixer tap and tiled splashback, There is also space and plumbing for a washing machine with a solid woodwork surface above, space for range cooker with a tile splashback and a stainless steel extractor with glass canopy above. On the wall is a gas combination boiler, the flooring is ceramic tiled with inset downlights set within the ceiling, a window facing the side elevation and French doors opening to the garden.



## BEDROOM TWO

11'6 x 9'10

With a window to the rear elevation and a radiator.



## BATHROOM

8'5 x 4'8

The bathroom is installed with a panel bath with electric shower, protective glass screen above, a low level WC, a pedestal wash hand basin, partially tiled walls, timber laminate flooring and opaque window facing the rear elevation.



## LOFT ROOM ONE

14' x 11'2 (max)

With two double glazed timber frame skylights facing the rear elevation.

## LOFT ROOM TWO

11'7 x 11'2 (max)

Currently utilised as a storage room.



## EXTERNALLY

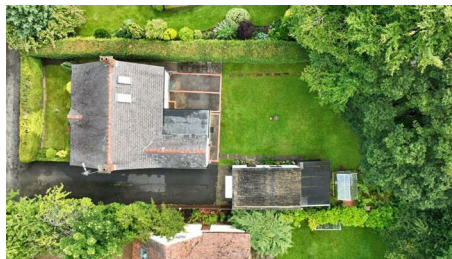
To the front of the property is a small lawn garden with a hedge and a well-stocked shrub border. An outside light is positioned above the front door. A driveway runs along the side of the property, providing access to the detached garage and rear garden. The established rear garden is predominantly laid to lawn and enclosed by a combination of fence panels and hedging. It features a concrete and quarry-tiled patio area, two timber sheds, an open-sided storage area, and a greenhouse at the rear.



## GARAGE

20 x 11'6

The garage features a glazed side door for access and power.



## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: D £2062

## 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.

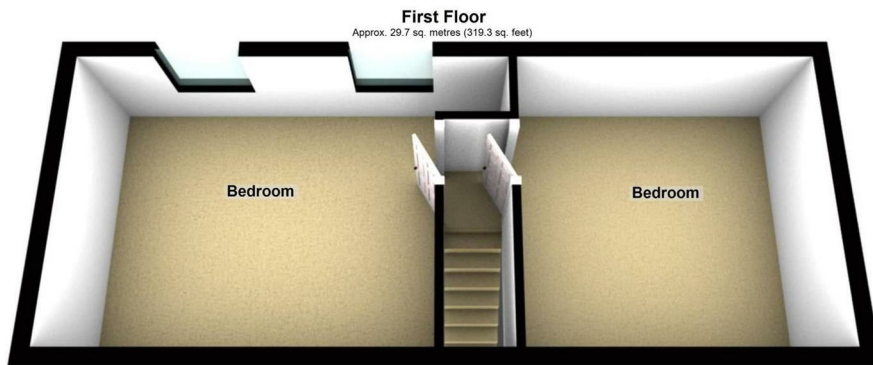
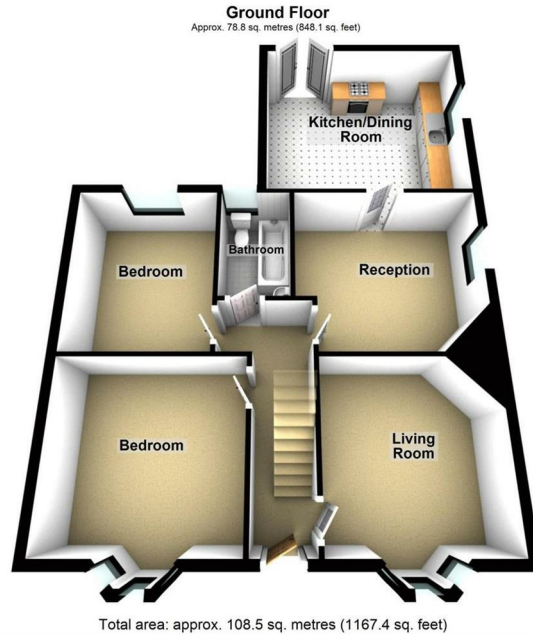
## SUBMIT AN OFFER

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		48	77
		EU Directive 2002/91/EC	