

Town & Country

Estate & Letting Agents

Rhodfa Gladstone, Penymynydd

Offers In Excess Of £425,000



This beautifully presented four-bedroom detached family home is situated on a corner plot and located within the popular village of Penymynydd. Having the advantage of a south westerly facing rear garden. Viewing is essential to appreciate all this property has to offer, having the benefit of gas central heating, double glazing, open plan living, a downstairs cloaks, utility room, En suite facilitates, a garage and off-street parking.

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DESCRIPTION

Forming a part of a new development, this highly desirable, family friendly location, houses a beautifully presented four-bedroom detached family home benefiting from gas central heating, along with UPVC double glazing. In brief comprises of an entrance hall, downstairs cloakroom, living room, kitchen/dining room/family room, utility room. First floor landing, which offers access to the family bathroom and to all four spacious bedrooms, the principle of which benefits from an en suite. To the front of the property is a lawned and shrubbed garden with off-road parking, offering access to the single garage. Gated side access leads to the enclosed rear south westerly facing garden, predominantly laid to lawn with a patio area.



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 cinema complex is a short drive away.

DIRECTIONS

From our Chester branch, head south on Lower Bridge Street towards St. Olave street. Turn right onto Castle Street, at the roundabout, take the first exit onto Grosvenor Road/A483, continue straight to stay on Grosvenor Road/A483. At the roundabout, take the first exit onto Wrexham Road./A483. At the roundabout, take the second exit and stay on Wrexham Road./A483, at the next roundabout take the 2nd exit and stay on Wrexham Road/A483. At the Post House Roundabout/Wrexham Road Interchange, take the third exit onto the A55 slip road to A494/Conwy/Mold. Merge onto North Wales Expressway/A55. At junction 36, take the A5104 exit to Pen-y-ffordd. At the roundabout, take the second exit, continue onto A5104, turn left onto Chester Road and turn right onto Rhodfa Gladstone, the property will be located on the left-hand side.

ENTRANCE HALL

12'3 x 6'1

A composite double glazed front door opens to an insect door mat well, leading into the inviting entrance hall with stairs off rising to the first-floor accommodation, having a storage cupboard below and a radiator. Doors off open to the living room, kitchen dining/family room and the cloakroom WC.



CLOAK ROOM WC

3'3 x 6'1

The cloak room is installed with a dual flush low-level WC, having a wash hand basin with mixer tap and tiled splashback. A ceramic tiled floor, a radiator and set within the ceiling recessed downlights and an extractor fan.



LIVING ROOM

20'7 x 11'8

A lovely dual aspect room with light coming in from a window facing the front elevation, facing the side elevation is a radiator and featuring a beautiful contemporary cast-iron log burner and flu sat upon a slate hearth.



KITCHEN/DINING/FAMILY ROOM

25'4 x 11'3

Having a ceramic tiled floor throughout, windows to the front and side elevations, two radiators and French doors opening to the garden and the paved patio area. Set within the ceiling are recessed downlights. The kitchen area is fitted with an array of attractive modern wall, base and draw units a combination of flat grey and grey wood grain, complimented by stainless steel handles and under unit lighting. Ample work surface space houses, a resin one and a half bowl sink unit with a mixer tap and integrated

appliances comprising of two single ovens and an induction hob with stainless steel extractor hood above, a fridge and freezer along with a dishwasher. The door off opens to the utility room.



UTILITY ROOM

6'2 x 5'2

The utility room is installed with light grey wall and base units and a worksurface matching the kitchen, complimented by stainless steel handles and stainless-steel single drainer sink unit with mixer tap. Ceramic tile flooring space and plumbing for a washing machine and a dryer along with recessed downlights and an extractor fan set within the ceiling. A composite double-glazed door opens to the side elevation of the property.

FIRST FLOOR LANDING

Having doors off opening to the family bathroom and all four bedrooms. The principal bedroom enjoys En Suite facilities having a radiator, a window to the front elevation and access to the loft space.



PRINCIPAL BEDROOM

12'0 x 11'1

With a window to the side elevation and radiator below. Fitted with a range of light grey wood grain effect wardrobes complimented by stainless steel handles. The door off opens to the en suite shower room.



BEDROOM THREE

11'3 x 8'9

A double aspect bedroom with windows to front and side elevation, a radiator and a fitted double wardrobe with sliding doors.



EXTERNALLY

The property is situated on a corner plot having a lawn, a side garden and shrubbed hedge border. There is ample off-road parking to the front of the property with a slate chip forecourt. Gated access leads to the rear garden along with access to the single garage. Fixed to the wall is an electrical vehicle charger and above the front door is a canopy porch with a courtesy light. The rear garden enjoys a south-westerly facing orientation, predominantly laid to lawn with a paved patio area and pathway. Outside power, water supply and light, a gated storage area to the side and a side access door leads to the garage.



ENSUITE SHOWER ROOM

7'6 x 4'1

A lovely contemporary suite comprising a low base double shower enclosure with thermostatic shower, a dual flush low-level WC along with a wash hand basin and mixer tap. The walls are partially tiled with a chrome heated towel rail, opaque window to the side elevation and set within the ceiling recessed downlights and an extractor fan.



BATHROOM

7'8 x 6'3

The main bathroom is fitted with a lovely modern suite comprising of a panelled bath, with a mixer tap and thermostatic shower having a protective screen above. A dual flush and a low-level WC, a wash hand basin with mixer tap and medicine cabinet with illuminating mirror above. A chrome towel rail and an opaque window to the side elevation. Recessed downlights and an extractor fan set within the ceiling.



BEDROOM TWO

11'3 x 9'8

Having a window facing the front elevation with a radiator below.



BEDROOM FOUR

11'1 x 8'3

With a window facing the side elevation and radiator.

GARAGE

21'0 x 10'8

The garage is accessed from the front via an up and over garage door. Having the advantage of power and light, a pitched roof for storage and side access through a composite double glazed door.

SERVICES TO PROPERTY

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

Maintenance Charge: £19.00 per calendar month

Tenure: Freehold

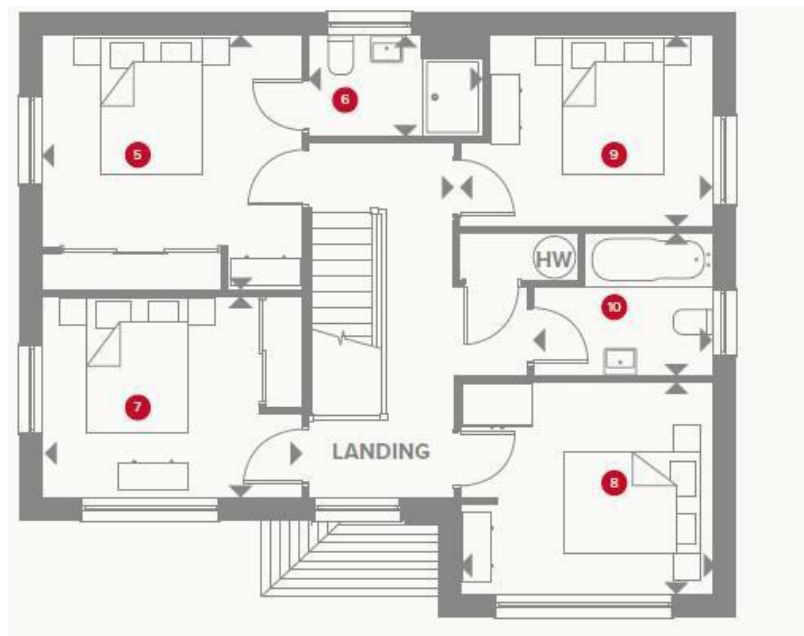
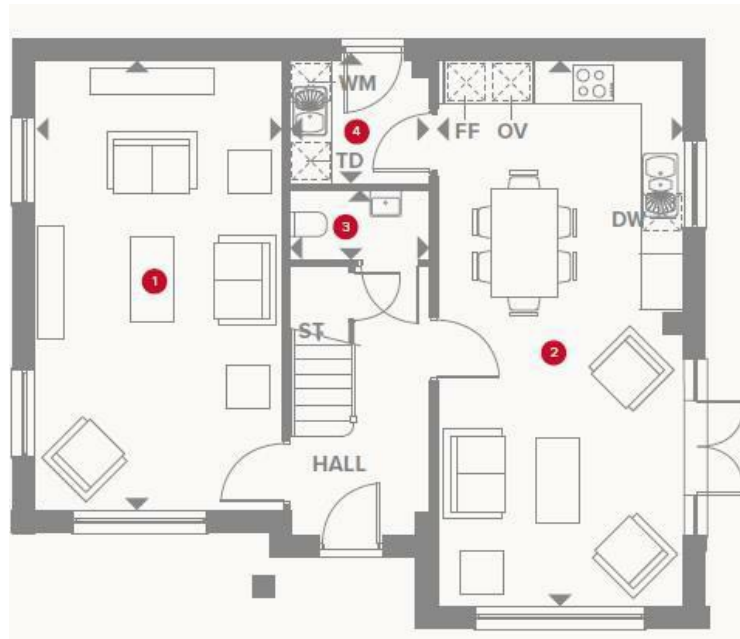
Council Tax Band: F

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.



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
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	