

# Town & Country

Estate & Letting Agents

Cwrt Y Terfyn, Saltney

Reduced To £250,000



This four-bedroom townhouse in a popular Chester suburb offers spacious accommodation over three floors, with central heating and UPVC double glazing. The ground floor includes an entrance hall, a kitchen, and a living/dining room with French doors opening to the rear garden. The first floor has two double bedrooms and a bathroom, while the second floor has another double bedroom and the principal bedroom with en-suite facilities. Externally, the property includes off-road parking at the front, a sunny south-facing rear garden with a lawn and patio, and a pleasant outlook over a children's park and play area.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900



## DESCRIPTION

Located within a popular suburb of Chester and forming part of a modern development, this four-bedroom townhouse offers spacious accommodation over three floors, benefiting from gas central heating and UPVC double glazing. The ground floor comprises an entrance hall with a cloakroom WC, a kitchen, and a living/dining room with French doors opening to the rear garden. The first floor features a landing leading to two double bedrooms and a bathroom suite, while the second floor provides access to another double bedroom and the principal bedroom with en-suite facilities. Externally, the property includes off-road parking at the front with a pleasant outlook over a children's park and play area. The rear garden enjoys a sunny southerly aspect, is predominantly laid to lawn, features a paved patio area, and is enclosed by timber fencing with rear gated access.

## LOCATION

Cwrt Y Terfyn lies within the popular district of Saltney situated on the border between Wales and England, primarily located within the Welsh county of Flintshire. It lies to the west of Chester, England, and forms part of the Chester urban area. The town has a rich industrial heritage, with its development historically linked to the salt industry and the railway. Saltney is known for its community spirit and offers a variety of local amenities including schools, shops, and recreational facilities. It serves as a residential area for those working in Chester and the surrounding regions, benefiting from its proximity to both the Welsh and English countryside. Approximately 10 minutes travelling distance of Chester City centre and convenient for the Chester Business Park, the A55 Chester southerly by pass and Broughton Retail Park, with its Tesco Superstore and range of High Street shopping outlets. Local schooling is available within the area for primary, nursery and secondary education.

## 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 3rd exit onto Hough Green/A5104, continue to follow A5104, Turn left onto Boundary Lane, turn right onto Cwrt Y Terfyn. The destination will be on the left.

## ENTRANCE HALL

The property is entered through a double-glazed front door, which opens to an area with an inset mat well, timber laminate flooring, and a radiator. Stairs with spindle balustrades rise to the first-floor accommodation. Internal doors lead to the cloakroom WC, kitchen, and living/dining room.



## CLOAKROOM WC

4'9" x 3'2"

Installed with a white dual flush low-level WC, a corner wash basin with mixer tap and tile splashback, a radiator, an extractor fan, and a small opaque window facing the front elevation.



## KITCHEN

11'7" x 7'2"

The kitchen is fitted with a range of light woodgrain gloss effect wall, base, and drawer units, complemented by stainless steel handles. The work surface space houses a stainless steel one and a half bowl sink unit with a mixer tap. Integrated appliances include a stainless steel double oven, a five-burner gas hob with an extractor hood above, a fridge/freezer, a dishwasher, and a washing machine. A window faces the front elevation, and there are recessed downlights set within the ceiling.



## LIVING/DINING ROOM

19'9" x 14'1"

The living/dining room features timber laminate flooring, two radiators, and an under-stairs storage

cupboard. It includes an electric fire with a feature marble Adam-style surround. At the rear of the room, inset French doors open to the rear garden.

## FIRST FLOOR LANDING

The first-floor landing features a continuation of the banister and spindle balustrades from the entrance hall, with a staircase leading to the second-floor accommodation. Doors off the landing provide access to a storage cupboard, bedrooms two and three, and the family bathroom.



## BEDROOM TWO

14'1" x 8'10"

Bedroom two features two windows facing the rear elevation, a radiator, and is fitted with a range of light maple-style floor-to-ceiling wardrobes.



## BEDROOM THREE

14'1" x 10'7" max

Bedroom three features two windows facing the front elevation and a radiator.



## FAMILY BATHROOM

7'1" x 6'1"

The bathroom is installed with a modern white suite comprising a panel bath with a thermostatic shower and a protective glass screen above, a dual flush low-level WC, and a pedestal wash hand basin with a mixer tap. The walls are partially tiled, and the room also includes a radiator and an extractor fan set within the ceiling.

## SECOND FLOOR LANDING

The second-floor landing features a radiator, access to the loft, and doors leading to the principal bedroom and bedroom four.



## PRINCIPAL BEDROOM

14'5" x 14'1"

The principal bedroom features two windows facing the front elevation, overlooking the communal park and playing field. It includes two radiators, an airing cupboard, and a door opening to the ensuite shower room.



## ENSUITE SHOWER ROOM

5'6" x 7'3"

The ensuite shower room is installed with a three-piece white suite, including a corner shower enclosure with a thermostatic shower, a dual flush low-level WC, and a pedestal wash basin. The room features partially tiled walls, a radiator, recessed downlights, and an extractor fan set within the ceiling.



## BEDROOM FOUR

14'1" x 8'8"

Bedroom four features two windows facing the rear elevation and a radiator.



## EXTERNALLY

The property offers an outlook over a communal park and playing field and includes two off-road parking spaces. There is a canopy over the front door with an external light to the side and a small shrubbed garden.

The rear garden enjoys a lovely sunny south-facing

orientation and is predominantly laid to lawn. It features a paved patio area and a pathway leading to rear gated access. The garden also includes an external light and a water supply.



## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: E £2521

## 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.

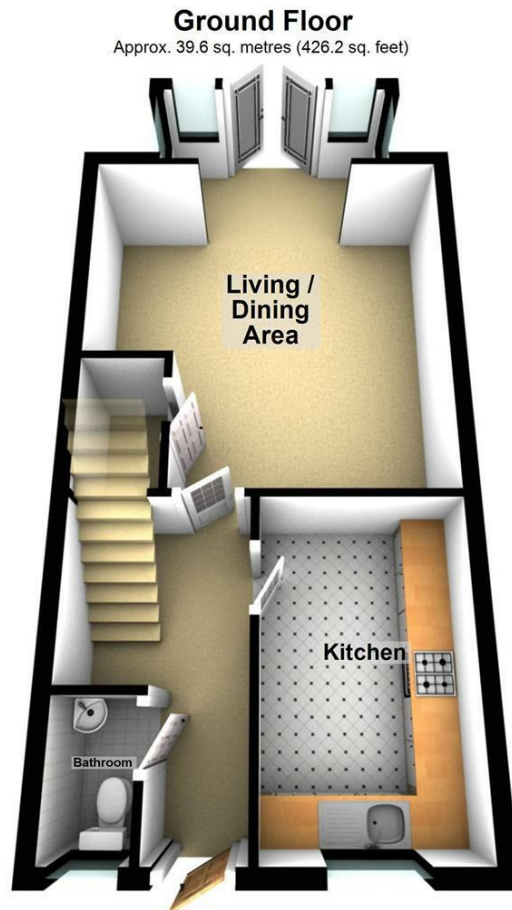
## SUBMIT AN OFFER

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.**



Total area: approx. 111.3 sq. metres (1197.5 sq. feet)

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 most 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>			<b>90</b>
(81-91) <b>B</b>		<b>80</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>		EU Directive 2002/91/EC	