

# Town & Country

Estate & Letting Agents

Hawarden Road, Chester

£300,000



Located in the sought-after village of Penyffordd, this spacious four-bedroom detached house is an ideal family home, combining modern living with comfort. The property features four bedrooms, a kitchen, living room, dining area, and a conservatory. It also includes gas central heating, UPVC double glazing, and solar panels installed on the rear roof.

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## DESCRIPTION

Situated in the popular village of Penyffordd, this spacious four-bedroom detached house is the perfect family home, offering a blend of modern living and comfort, this home offers four bedrooms, a kitchen, living space, dining area and conservatory. The property also benefits from gas central heating and UPVC double glazing additionally solar panels are fitted to the rear of the roof.



## LOCATION

Located in the desirable village of Penyffordd, this home combines rural charm with excellent transport links to nearby towns and cities, making it a fantastic choice for families seeking a balance between peaceful village life and accessibility to urban conveniences.

## DIRECTIONS

Starting 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, at the roundabout, take the 1st exit onto Wrexham Rd./A483, at the roundabout, take the second exit and stay on Wrexham Road./A483, at the roundabout, take the second exit and stay on Wrexham Road./A483, at Post House Roundabout/Wrexham Road Interchange, take the third exit onto the A55 slip road to A494/Conwy/Mold, Merge onto N Wales Expressway/A55, take the A550/A5104 exit towards Buckley/Bwcle/Corwen/A549, at the roundabout, take the first exit onto A550, at the roundabout, take the 2nd exit and stay on A550, at the roundabout, take the second exit and stay on A550, turn left onto Hawarden Road, turn right onto The Forge Yr Efail, the property will be on your right.

## ENTRANCE HALL

The property is entered through a UPVC opaque double glazed front door opening to engineered oak flooring, stairs off rising to the first floor accommodation and doors off opening to the dining/sitting room and the living/dining room.



## LIVING ROOM/DINING ROOM

26'2 x 10'7

With a continuation of the engineered oak flooring entering into the living/dining room, there are two radiators, a bay window to the front elevation, understairs storage and UPVC double glazed French doors opening to the conservatory and a partially glazed door opening to the kitchen.



## KITCHEN

15'8 x 9'7

The kitchen is installed with an array of gloss white and blue fitted wall, base and drawer units complimented by stainless steel handles with marble effect work surface housing stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Within the room is a radiator, space for cooker with an extractor hood above, a dishwasher, along with space for an American style fridge freezer, washer and dryer and a housing cupboard for the gas combination boiler. There are also two small windows to the side elevation on the rear having a ceramic tile floor, a partially glazed

door opening to the dining/sitting room and a UPVC double glazed door opening to the rear garden.



## DINING/SITTING ROOM

15'9 x 7'6

With timber laminate flooring, a window facing the front elevation with a radiator below and built-in cupboard housing gas and electric metres along with the consumer unit.



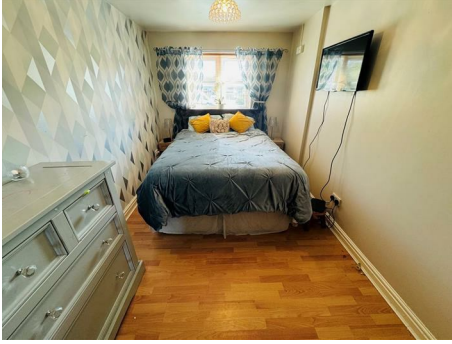
## CONSERVATORY

11'7 x 9'2

A low brick wall with ceramic tiled floor, a radiator and a UPVC double glaze frame incorporating French doors opening to the rear garden.

## FIRST FLOOR LANDING

The first floor landing offers access to all four bedrooms and the bathroom.



## PRINCIPAL BEDROOM

13'5 x 7'8

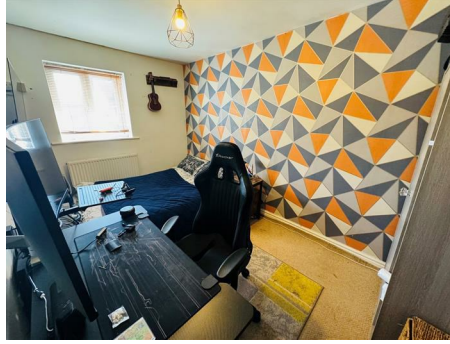
With timber laminate flooring, a window to the front elevation and a radiator below, the doorway opens to a walk-through wardrobe measuring 5'4" by 4'4" with a radiator and an additional door opening to the en suite shower room.



## ENSUITE SHOWER ROOM

6'4 x 6'3

Installed with a corner shower enclosure, a pedestal hand wash basin, a low level WC, the ensuite shower room has partially tiled walls and ceramic tile flooring, a radiator, an extractor fan and a window facing the rear elevation.



## BEDROOM TWO

13'0 x 7'4

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



## BEDROOM THREE

7'8 x 8'10

With fitted high-level cupboards, a window to the rear elevation and a radiator.

## BEDROOM FOUR

9'4 x 7'4

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

## BATHROOM

6'2 x 8'6

Installed with a white three-piece suite comprising a panelled bath with mixer tap and thermostatic shower over, a wash hand basin set within a vanity unit, a low level WC with fully tiled walls, ceramic floor and a radiator.

## EXTERNALLY

Situated within a small cul-de-sac development, the property is approached over brick block off-road parking alongside a gravel garden, above the front door is a canopy and courtesy light. To the rear of the property is timber gated side access opening to a low maintenance paved and brick block garden with an outside light and water supply, enclosed by timber fencing with an aluminium

and a UPVC storage shed with a directly Westerley facing orientation.

## SERVICES TO PROPERTY

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

Council tax band: F - £2979.00

## 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.

## 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.

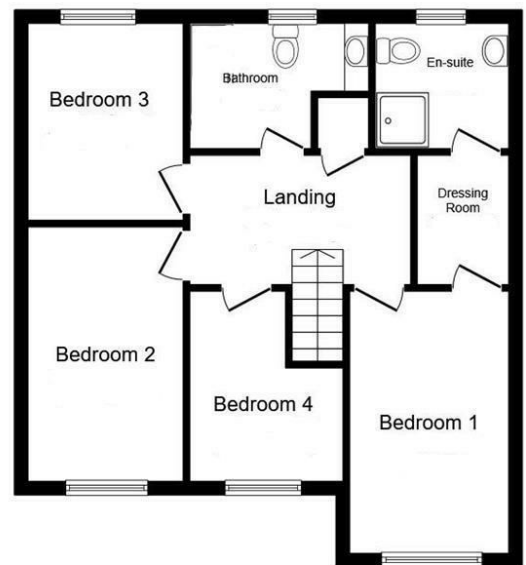
## MORTGAGE SERVICES

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**

Total floor area 132.5 m<sup>2</sup> (1,427 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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		88	89
(81-91) B			
(69-80) C			
(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	