

# Town & Country

Estate & Letting Agents

Hawarden Road, Penyffordd

Offers Over £275,000



This charming semi-detached home in Penyffordd, Chester, offers a perfect mix of comfort and convenience. Located on Hawarden Road, it features spacious and light reception rooms, ideal for relaxing or entertaining. This home is perfect for first time buyers or someone looking for their next chapter.

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## DESCRIPTION

Nestled in the charming village of Penyffordd, Chester, this delightful semi-detached house on Hawarden Road offers a perfect blend of comfort and convenience. With spacious reception rooms, this property provides ample space for both relaxation and entertaining. The property features two reception rooms, a kitchen, utility room, three well-proportioned bedrooms, ideal for families or those seeking extra space for guests or a home office, a shower room and an annexe with its own kitchen, bedroom and shower room. Whether you are a first-time buyer or seeking a new family home, this property must be viewed to be fully appreciated.

## LOCATION

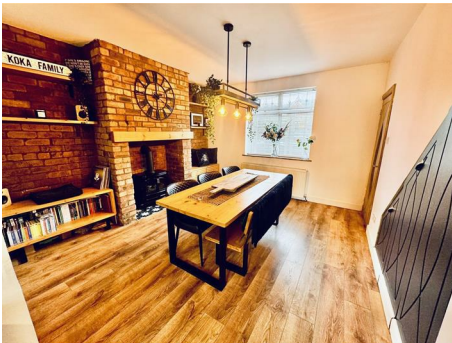
Located in the desirable village of Penyffordd, this home combines rural charm with excellent transport links to nearby towns and cities, making it a fantastic choice for families seeking a balance between peaceful village life and accessibility to urban conveniences.

## DIRECTIONS

From our Chester Branch: 33 Lower Bridge Street, Chester, head south on Lower Bridge Street towards St. Olave Street, and turn right onto Castle Street, at the roundabout, take the first exit onto 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 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 North 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 second exit and stay on A550, at the roundabout, take the second exit and stay on A550, turn left onto Hawarden Road, the property will be on the left.

## ENTRANCE HALL

The property is entered through a UPVC double-glazed front door which opens to timber flooring, stairs rising to the first-floor accommodation and an internal door opening to the dining room with a glass insert.



## DINING ROOM

12'6 x 11'8

With timber laminate flooring and an exposed brick wall with

ceramic tiled half and wooden mantle. A window faces the front elevation with a radiator below, there are three storage cupboards under the stairs, a glazed door opening to the living room and open through way to the kitchen.



## KITCHEN

8'8 x 8'2

The kitchen is fitted with an array of wall, base and drawer units complimented by brass coloured handles and a solid woodwork surface housing a ceramic one and a half bowl sink unit with an adjustable mixer tap and tiled splashback. Integrated appliances include an oven, combination microwave oven and grill and an induction hob with extractor hood above. The flooring is timber laminate, the window faces the rear elevation, and a glazed internal door opens to the utility room.

## UTILITY ROOM

7'6 x 5'2

With a continuation of the timber laminate flooring, the utility room is fitted with units matching those in the kitchen with space for a fridge/freezer and a stacked washer and dryer. A UPVC double glazed door opens to the rear garden.



## LIVING ROOM

13'2 x 11'6

With lovely parquet flooring laid in a herringbone fashion, a

window to the front elevation with a radiator below, featuring a cast-iron log burner sat on an exposed brick hearth with a timber mantle above and an arched throughway to the sitting room.



## SITTING ROOM

11'6 x 7'6

With a continuation of the parquet flooring from the living room, the sitting room features a radiator and a double glazed patio door opening to the rear garden.

## FIRST FLOOR LANDING

With a column style radiator and doors off to all three bedrooms and to the shower suite.



## BEDROOM ONE

11'5 x 12'6

With exposed floorboards, a window facing the front elevation, with a column style radiator below, and a retractable folding ladder set within the ceiling provides access to the loft.



## BEDROOM TWO

14'9 x 9'6

With two windows facing the front elevation and a column style radiator.



### BEDROOM THREE

11'1 x 5'2

A window to the front elevation and a radiator.



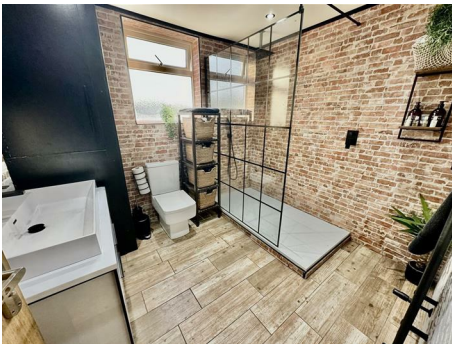
### KITCHEN/LIVING ROOM

Fitted with Shaker style grey wall and base units with a woodgrain effect work surface housing the stainless steel sink unit with mixer tap and an integrated fridge. Set within the ceiling are recessed downlights and UPVC double glazed French doors opening to the garden. Attached to the wall is an electric wall heater and an iron rail with a sliding door opening to the bedroom. The bedroom also has recessed downlights, an electric wall heater and again a sliding door opening to a shower room.



### EXTERNALLY

To the front of the property is a low maintenance slate chip for court with an iron gate opening to a pathway which leads to the front door. To the left-hand side of the property is ample concrete off-road parking with a light. The rear garden has timber side access which opens to a low maintenance artificial lawn and raised deck patio area enclosed by a combination of brick walls and timber fencing. There is also outside and water supply.



### SHOWER ROOM

7'10 x 8'5

A stylish shower room with an oversized walk-in shower with dual head thermostatic shower, a protective screen and extractor fan, a dual flush low level WC, a vanity unit housing an oversized sink with mixer tap, A black heated towel rail attached to the wall with recessed downlights set within the ceiling, a window faces the rear elevation and fitted in the corner is a cupboard housing the gas combination boiler.



### GARAGE/ ANNEXE

The garage has been converted to contradict its appearance appearance. From the front garage appears like any other with two open over garage doors which open to a storage space but beyond which has been converted to create an annexe which is accessed from the rear garden.

### GARAGE STORAGE AREA

18'0 x 5'8

Two up and over garage doors open to storage space.

### 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 & 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 & Country Estate Agents 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.

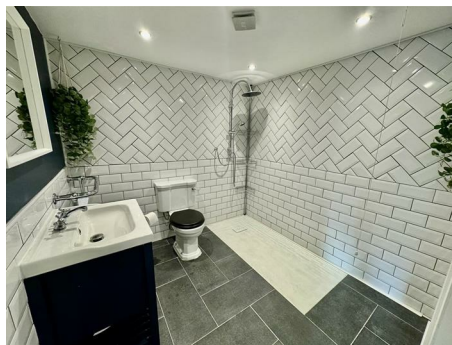
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



### ANNEXE

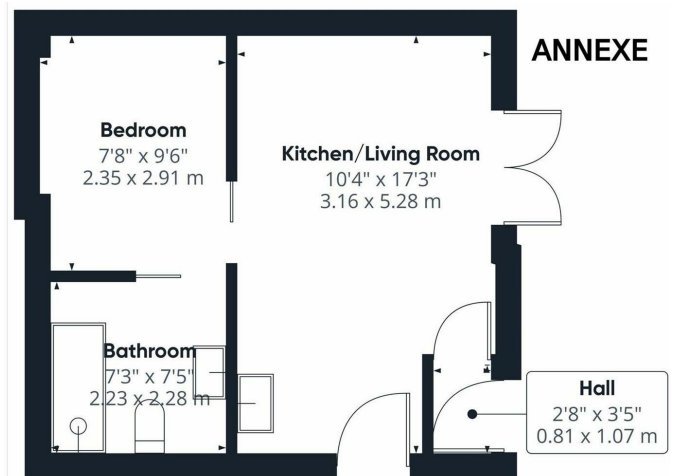
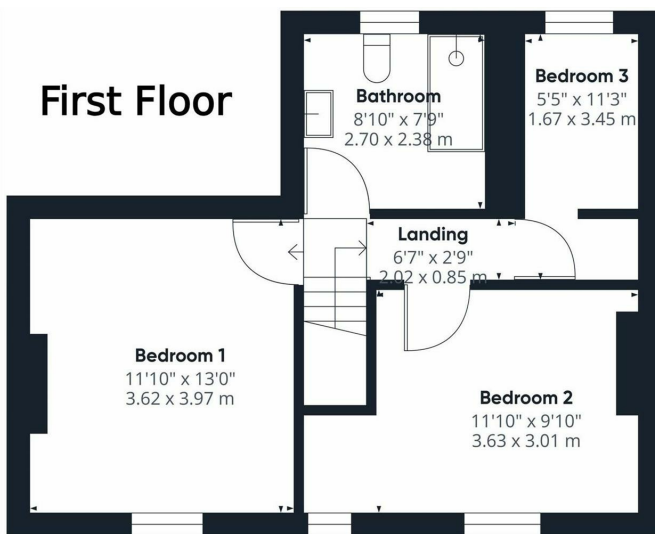
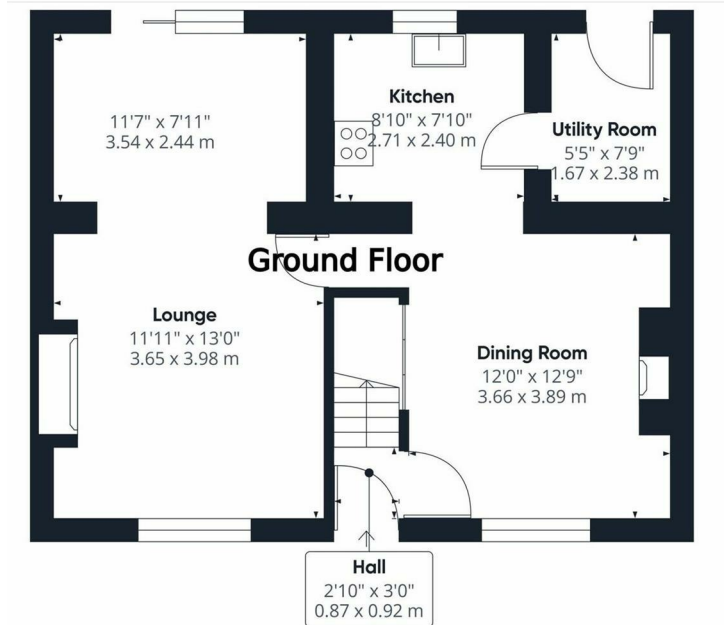
18'0 x 16'5

The annexe is accessed through a UPVC double glazed door which opens to a vestibule with a glazed door opening to the main living space with kitchen.



### SHOWER ROOM

Installed with a dual head shower, a low-level WC, a vanity unit with wash hand basin and mixer tap, partially tiled walls with a column style electric radiator incorporating a towel rail with recessed downlights and extractor fan set within the ceiling.



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		92
(81-91)	B	82	
(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	