

Town & Country

Estate & Letting Agents

Melwood Close, Penyffordd

Offers In The Region Of £245,000



A modern two-bedroom detached bungalow, located within a quiet cul-de-sac within this popular village. Benefiting from both UPVC double glazing and gas central heating, offering adaptable accommodation with the advantage of an open plan kitchen and sitting room, a modern kitchen, bathroom and en suite shower room. Ample parking is available for multiple vehicles, and the south easterly facing rear garden. Whether you are looking to downsize or simply wish to enjoy the benefits of single storey living, this property is sure to impress.

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DESCRIPTION

This lovely bungalow boasts a contemporary design that is both stylish and functional, it presents an excellent opportunity for those seeking a comfortable and convenient living space in a vibrant community. The accommodation comprises an inviting entrance hall, a spacious open-plan sitting room and kitchen fitted with a range of modern wall, base, and drawer units with integrated appliances, a contemporary white three-piece bathroom suite, and two generous bedrooms, the principal of which enjoys en suite facilities. Located within a quiet cul-de-sac, the front of the property offers ample off-road parking for multiple vehicles, a lawned garden, and paved pathways leading to the main entrance door beneath a glass canopy. The rear garden enjoys a south-easterly aspect, is predominantly laid to lawn, includes a paved patio area, and is enclosed by timber fence panels.



LOCATION

Penyffordd is a popular and sought after village offering an excellent balance of rural charm and everyday convenience. The village benefits from a good range of local amenities including shops, a post office, pharmacy, cafés, and traditional pubs, all supporting a strong community feel. Families are well catered for with respected local primary schools and easy access to highly regarded secondary schools in nearby villages and towns. Recreational facilities include parks, sports clubs, and regular community events. The village is well connected, with a local railway station providing links to Chester and Wrexham, along with convenient bus routes and excellent road access via the A55. Chester, Wrexham, and Mold are all within a short drive, offering extensive shopping, leisure, and employment opportunities, while Broughton Retail Park is also close by. Overall, Penyffordd is an attractive location for families and commuters alike, combining village living with excellent transport links and access to nearby towns and cities.

DIRECTIONS

once you reach Melwood Close the bungalow is located at the bottom of the road on the right hand side



ENTRANCE HALL

13'6 x 5'2

An inviting entrance hall with a radiator and access to the loft space. A light oak veneer glazed door opens into the open-plan kitchen and sitting room, with further matching doors leading to the cloak cupboard, both bedrooms, and the bathroom.

CLOAKS CUPBOARD

4'x 2 x 2'0

With recessed lighting and housing the independent combi boiler.

OPEN PLAN KITCHEN & SITTING ROOM

20'3 x 13'0

The sitting room area features a radiator and UPVC double-glazed French doors opening onto the rear garden. The kitchen area also has a radiator and wood-grain effect laminate flooring, a rear-facing window, recessed ceiling downlights, and is fitted with a range of attractive contemporary gloss wall, base, and drawer units complemented by stainless steel handles and wood-grain effect work surfaces. These incorporate a resin one-and-a-half bowl sink unit with mixer tap. There is space and plumbing for a washing machine, under-unit lighting, and integrated appliances including a stainless steel single oven, stainless steel microwave, electric hob with stainless steel and glass extractor hood above, and a fridge/freezer.

KITCHEN



SITTING ROOM



BATHROOM

7'6 x 5'2

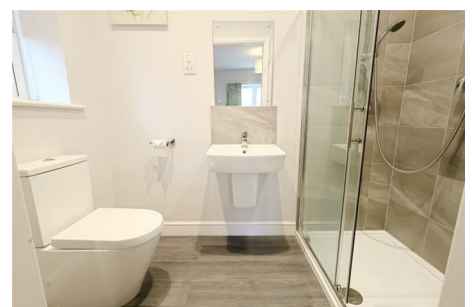
Fitted with a modern white three-piece suite comprising a panelled bath with mixer tap, dual-flush low-level WC, and a vanity unit with wash basin and mixer tap. The floor is finished in grey wood-grain effect laminate, with partially tiled walls, a chrome heated towel rail, an opaque side window, recessed ceiling downlights, and an extractor fan.



PRINCIPLE BEDROOM

17'4 x 11'1 max measurement includes en suite

This spacious principal bedroom has a window facing the front elevation with a radiator beneath, and a light oak veneer door leading to the ensuite shower room.



EN SUITE SHOWER ROOM

Installed with a modern white contemporary suite comprising an oversized shower enclosure with wall-mounted thermostatic shower, dual-flush low-level WC, and wash basin with mixer tap. The floor is finished in grey wood-grain effect laminate, with partially tiled walls, a chrome heated towel rail, opaque side window, recessed ceiling downlights, and an extractor fan.



BEDROOM TWO

13'1 x 8'5

With a front-facing window and a radiator beneath.



EXTERNALLY

Situated within a quiet cul-de-sac, the property benefits from ample off-road parking for several vehicles positioned to the front, along with a lawned garden. A paved pathway with gravel borders leads to the rear garden and to the main entrance door, featuring a glass canopy with recessed lighting above. The rear garden enjoys a south-easterly orientation and is mainly laid to lawn, with an extension of the paved pathway leading to a patio area. There is an external light and water supply, with boundaries formed by concrete posts and timber fence panels.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band D £1,978.09

As the property was built in 2020 it still has the NHBC warranty

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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

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The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in

working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

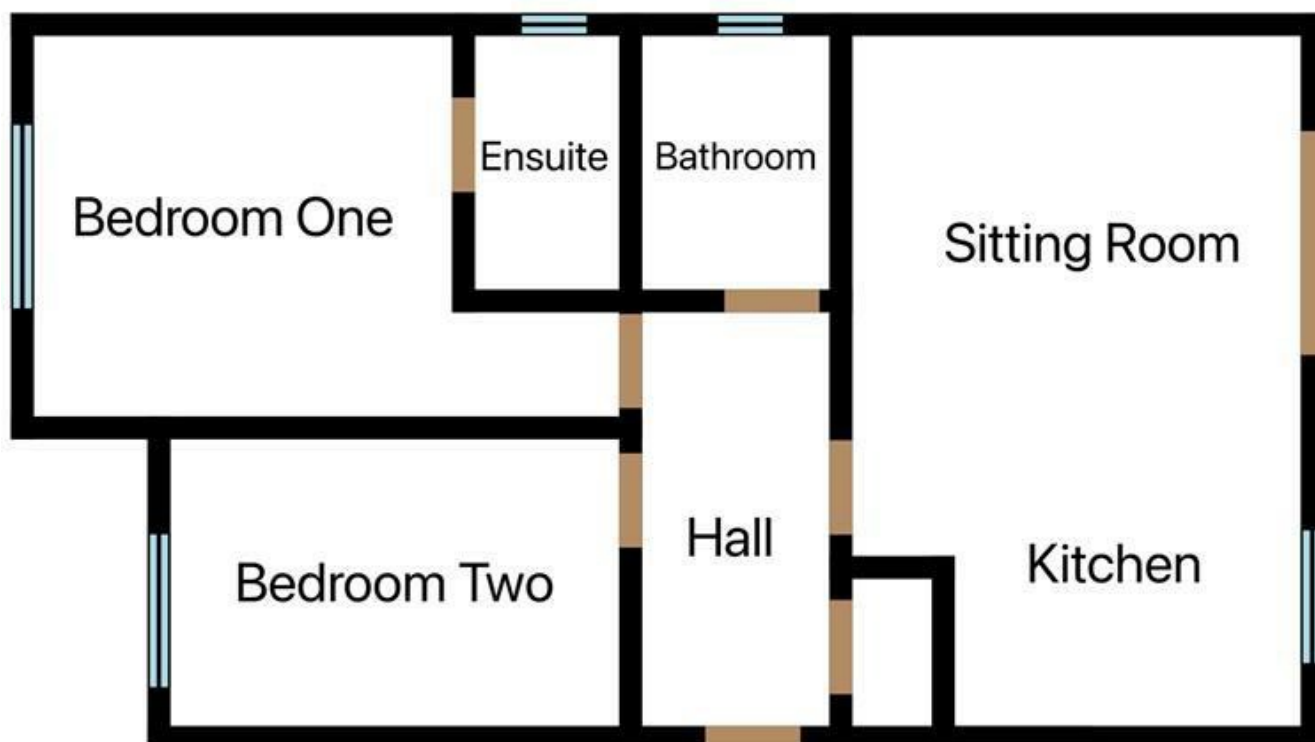
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval



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		95
(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		
England & Wales	EU Directive 2002/91/EC	