

# Town & Country

Estate & Letting Agents

Park Lane, Penyffordd, Chester

£500,000



Located within a popular village, offering easy access to Chester, Wrexham, and local motorway networks, as well as a range of day-to-day amenities close at hand, this light and spacious detached four-bedroom bungalow benefits from UPVC double glazing and gas central heating. The versatile accommodation comprises an inviting entrance hall with a study off, leading through to a well-appointed kitchen fitted with a range of woodgrain-effect wall, base and drawer units, a matching island unit, and granite work surfaces. An open thoroughway leads to the sitting room, which features French doors to the rear garden and a contemporary cast-iron multi-fuel burner. Double light oak doors open into the dining/music room, which also benefits from French doors to the rear garden. From the hallway, there is access to a utility room, family bathroom, and four bedrooms, with the principal and second bedrooms both enjoying en-suite facilities. Externally, the property offers a lawned front garden with shrub borders and ample off-road parking for several vehicles, positioned in front of a double garage. Side access leads to a south-facing rear garden, mainly laid to lawn with a variety of plants, shrubs, and trees, along with a large paved patio area and a designated vegetable garden.

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## DESCRIPTION

A well-proportioned detached four-bedroom bungalow situated in a popular village location, offering convenient access to nearby towns and transport links. The property provides versatile accommodation, including a kitchen with adjoining living and dining areas, a study, utility room, and family bathroom, with en-suite facilities to two bedrooms. Externally, there is off-road parking, a double garage, and front and rear gardens with a south-facing aspect.



## LOCATION

Park Lane in Penyffordd is a residential area within a well-regarded village setting. The location offers access to local amenities, including shops, schools, and transport links, with convenient connections to nearby towns such as Chester and Wrexham. The area is primarily made up of residential properties and benefits from a semi-rural environment.



## ENTRANCE HALL

The property is entered via a composite opaque leaded and stained-glass door, with windows to either side, opening into an inviting entrance hallway. The hallway features woodgrain-effect laminate flooring, a radiator, and an open throughway leading to the kitchen.

## STUDY

9'0" x 6'6"

With woodgrain-effect laminate flooring, a radiator, and a window facing the front elevation. A light oak door opens to the dining/music room, with a further door leading to the garage.



## KITCHEN

18'10" x 12'2"

A lovely, light and spacious kitchen fitted with an array of woodgrain-effect wall, base and drawer units, complemented by a matching island unit with an integrated breakfast bar and granite work surfaces throughout. The kitchen houses a resin 1½ bowl sink unit with mixer tap. There is an American-style fridge freezer, a range cooker with stainless steel extractor hood above, and an integrated dishwasher. Recessed downlights are set within the ceiling. Windows face the rear and side elevations, offering views over the garden. Additional features include a contemporary tower-style column radiator and a large open throughway leading to the sitting room.



## SITTING ROOM

17'9" x 14'4"

Featuring woodgrain-effect laminate flooring throughout, two contemporary column-style radiators, and recessed ceiling downlights. UPVC double-glazed French doors, with windows to either side, open to the rear garden. Double light oak veneer doors open to the dining/music room. The room also benefits from a contemporary multi-fuel burner set on a slate hearth beneath a light oak mantel.



## DINING/MUSIC ROOM

23'4" x 14'8"

With woodgrain-effect laminate flooring, a radiator, and three windows facing the side elevation. Recessed downlights are set within the ceiling. UPVC double-glazed French doors, with windows to either side, open to the rear garden. The room is fitted with a range of floor-to-ceiling woodgrain-effect shelving.

## UTILITY ROOM

14'6" x 8'2" max

An L-shaped utility room fitted with base units and work surfaces, incorporating a stainless steel single drainer sink unit with mixer tap. There is space and plumbing for a washing machine and dryer below. Additional features include a window to the front elevation, a radiator, recessed downlights, an extractor fan, and an opaque UPVC double-glazed door opening to the rear.



## PRINCIPAL BEDROOM

14'6" x 9'6"

With UPVC double-glazed French doors opening to the rear garden, recessed ceiling downlights, and a light veneer door leading to the en-suite. The room is fitted with a range of wardrobes and low-level cabinets.



### EN-SUITE

10'0" x 3'0"

Fitted with a modern three-piece suite comprising a shower enclosure with thermostatic shower and floor drainage, glass screen and door, a dual flush low-level WC, and a wall-mounted wash hand basin with mixer tap. The walls are fully tiled, and there is an anthracite heated towel rail, an opaque window to the rear elevation, recessed downlights, and an extractor fan.



### BEDROOM TWO

13'5" x 9'7"

With woodgrain-effect laminate flooring, a window to the front elevation with radiator below, and recessed ceiling downlights. A light oak veneer door opens to the en-suite. The room is fitted with a range of wardrobes, a dressing table, and shelving.



### EN-SUITE

9'0" x 2'9"

Another modern three-piece suite comprising a shower enclosure with thermostatic shower and floor drainage, glass screen and door, a dual flush low-level WC, and a wall-mounted wash hand basin. Fully tiled walls, an anthracite heated towel rail, an opaque window to the

side elevation, recessed downlights, and an extractor fan complete the space.



### BEDROOM THREE

11'3" x 10'3"

With woodgrain-effect laminate flooring, a window to the front elevation with radiator below, and fitted floor-to-ceiling woodgrain-effect shelving. Currently utilised as the vendor's hobby room for a model railway.



### BEDROOM FOUR

8'9" x 8'6"

With woodgrain-effect laminate flooring, a window to the side elevation, and a radiator.



### BATHROOM



### EXTERNALLY

To the front of the property is ample off-road parking for several vehicles, positioned in front of the double garage. The front garden is laid to lawn with borders planted with shrubs and trees. There is an external power point and a courtesy light positioned to the right of the front door. The rear garden enjoys a lovely south-facing orientation and features a large lawned area with borders stocked with a variety of plants, shrubs, and trees. There is also a designated vegetable garden with a greenhouse, timber shed, and pergola. Additional features include outside lighting, power and water supply, and secure timber gated side access.



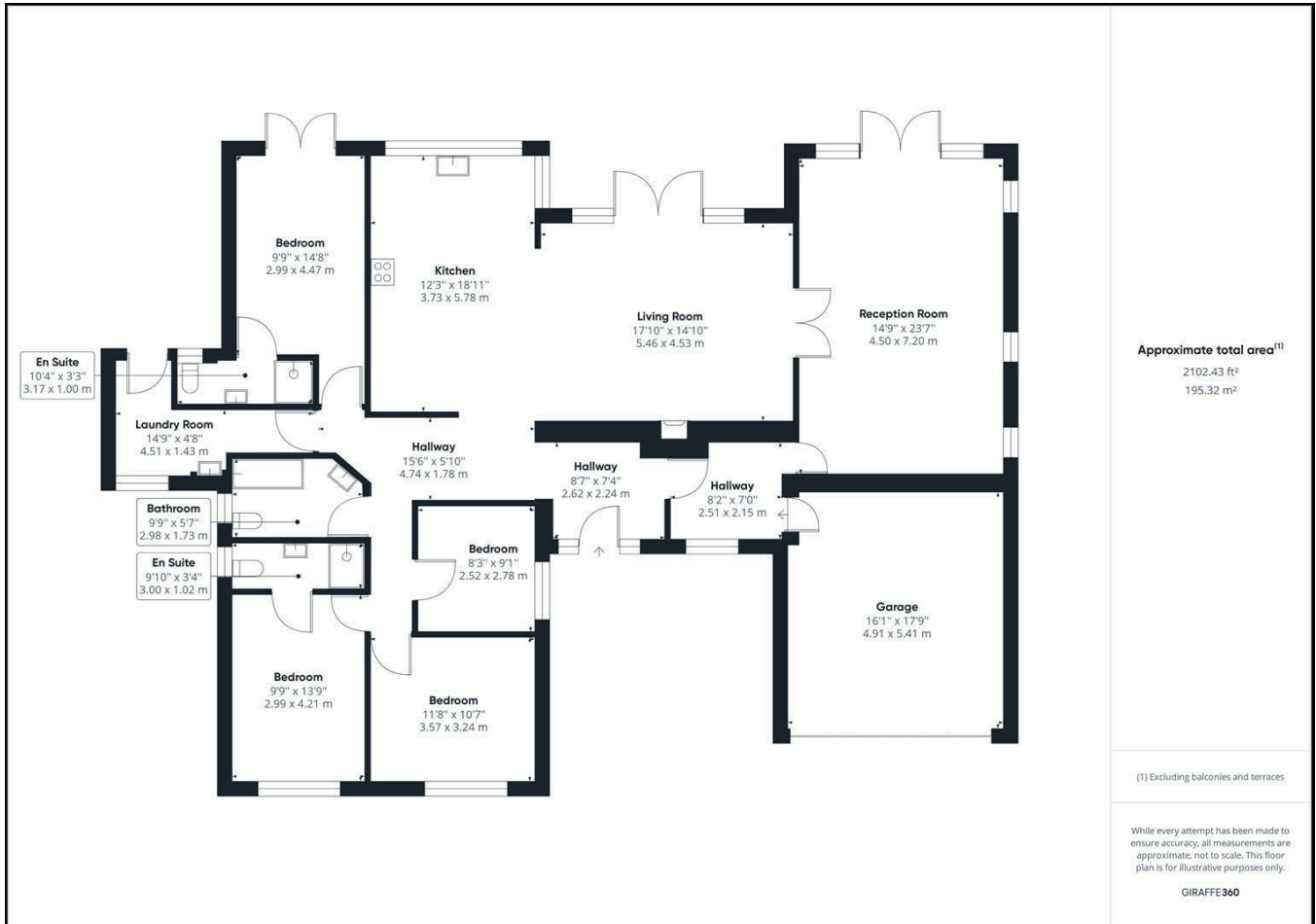
### GARAGE

17'4" x 15'6"

Accessed from the front via a double electric up-and-over door. The garage has a pitched roof with an integrated skylight, and benefits from power and lighting.

### ADDENDUM

The recessed downlights throughout the property have recently been replaced with a low-voltage system, along with integrated smoke alarms, one of which also incorporates a carbon monoxide detector.



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