Town & Country
Estate & Letting Agents

Ffordd Glynne, Penymynydd

£310,000

This modern three-bedroom semi-detached home in Ffordd Glynne, Penymynydd, Chester, offers comfortable family living with a spacious lounge, downstairs cloakroom, en suite master bedroom, and a separate family bathroom. The property benefits from a driveway, off-road parking, and a private rear garden, providing both convenience and outdoor space. Ideally located with access to local amenities and transport links, it is an excellent choice for first-time buyers or families looking for a welcoming community.

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DESCRIPTION

A modern semi detached property in a desirable village location beautifully presented throughout. This home offers excellent access to local amenities, schools, Chester, Wrexham, and major transport links. The property provides stylish and practical living accommodation, including an entrance hall, downstairs cloakroom, spacious living room, and a contemporary kitchen/dining room with integrated appliances and French doors opening onto the enclosed rear garden. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room, alongside a modern family bathroom. Externally, the property features a lawn at the front garden, driveway providing off-road parking, and a private rear garden with patio, lawn, seating areas, shed, outside lighting, and water supply.

LOCATION

The property is located in the village of Penymynydd, approximately 6 miles west of Chester, offering a semi-rural residential setting with convenient access to Chester and Deeside. The area benefits from a range of local amenities, including convenience stores, healthcare facilities, cafés, public houses, community facilities and nearby retail parks. Families are well served by local primary schools, with a choice of secondary and independent schools available in the surrounding area. The property also enjoys excellent transport links, with easy access to the A55 North Wales Expressway, nearby rail services from Buckley station, regular bus routes and convenient connections to both Liverpool John Lennon and Manchester airports, making it an attractive location for commuters and families alike.

DIRECTIONS

From the Chester branch Head south on Lower Bridge St towards St Olave St. Turn right onto Castle St. At the roundabout, take the 1st exit onto Grosvenor Rd/A483. At the roundabout, take the 1st exit onto Wrexham Rd./A483. N. WALES Wrexham A483. At the roundabout, take the 2nd exit and stay on Wrexham Rd./A483. At the roundabout, take the 2nd exit and stay on Wrexham Rd./A483. At Post House Roundabout/Wrexham Rd Interchange, take the 3rd exit onto the A55 slip road to A494/Conwy/Mold. Merge onto N Wales Expy/A55. At junction 36, take the A5104 exit to Pen-y-ffordd. At the roundabout, take the 2nd exit. Continue onto A5104. Turn left onto Chester Rd. Turn right onto Rhodfa Gladstone. Continue onto Gladstone Ave. Continue onto Ffordd Glynne. Turn left to stay on Ffordd Glynne. Turn right to stay on Ffordd Glynne. Turn right to stay on Ffordd Glynne. Turn right to stay on Ffordd Glynne. Turn right to stay on Ffordd Glynne. Destination will be on the right

ENTRANCE HALL

A welcoming entrance hall with attractive wood-effect flooring, useful under-stairs storage and staircase rising to the first floor. Doors lead to the cloakroom WC, living room and kitchen/dining room.

CLOAK ROOM WC

Fitted with a modern white suite comprising a dual-flush WC and corner wash hand basin with tiled splashback.

LIVING ROOM

15'5" x 11'2"

A bright and comfortable reception room enjoying pleasant views over the green space to the front, creating an attractive outlook and plenty of natural light.

KITCHEN/DINING ROOM

17'9" x 11'5"

Undoubtedly the heart of the home, this impressive kitchen/dining room has been designed with both style and practicality in mind. Contemporary grey and wood-effect units are complemented by generous work surfaces and integrated appliances including a double oven, gas hob with extractor hood, dishwasher and fridge/freezer.

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DINING ROOM

The dining area comfortably accommodates a family dining table, while French doors open directly onto the rear patio, creating an ideal space for entertaining and everyday family living. A separate laundry cupboard provides plumbing for a washing machine and additional storage.

BEDROOM ONE

11'4" x 11'0"

A generous double bedroom with fitted wardrobes and a modern en suite shower room.

BERDROOM ONE EN SUITE

7'0" x 4'0"

Stylishly appointed with a large walk-in style shower enclosure, contemporary wash hand basin and dual-flush WC.

BEDROOM TWO

11'2" x 9'4"

A spacious rear-facing double bedroom with fitted wardrobes.

BEDROOM THREE

8'5" x 8'2"

An ideal child's bedroom, nursery or home office overlooking the rear garden.

BATHROOM

5'5" x 6'1"

Finished with a modern white suite comprising a panelled bath with shower over, wash hand basin, WC, chrome heated towel rail and contemporary tiling.

EXTENRALLY

The enclosed rear garden is predominantly laid to lawn with a paved patio, gravel seating area, timber shed, outside lighting and an external water tap, providing an ideal space for relaxing and outdoor entertaining.

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SERVICES TO PROPERTY

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

TENURE - FREE HOLD
Council Tax Band - D
Estate Fees £123.49 every six months with Trinity estates.

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.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

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

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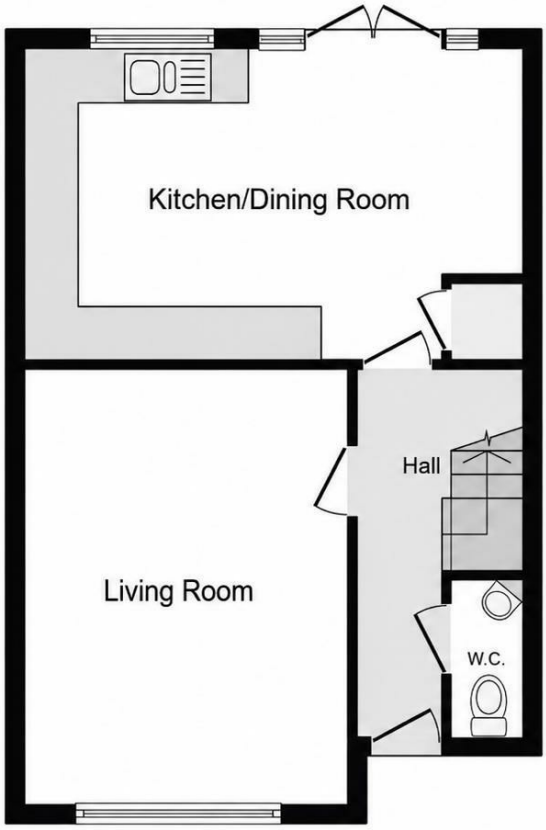
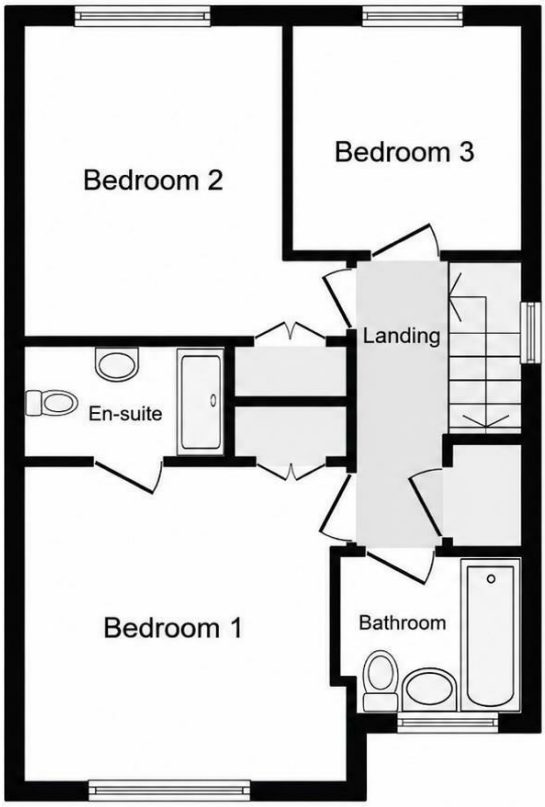
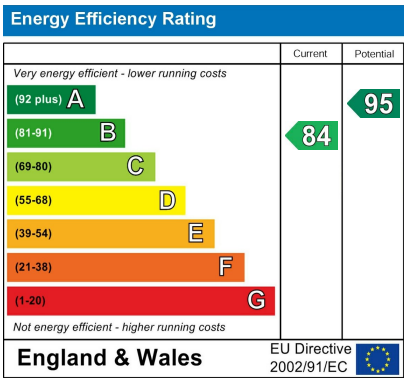


Ground Floor



First Floor



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