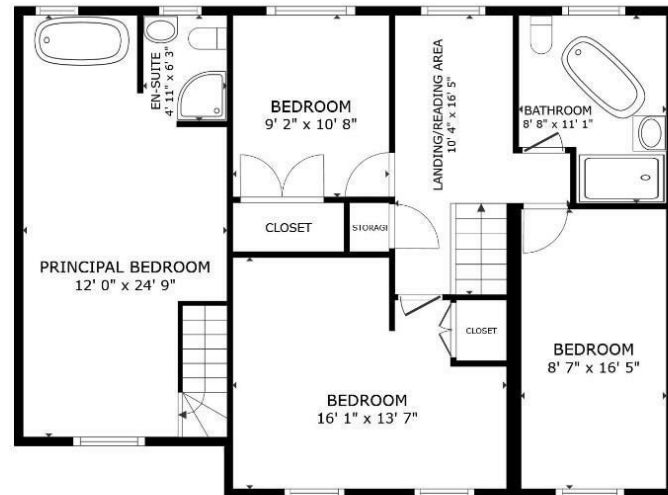
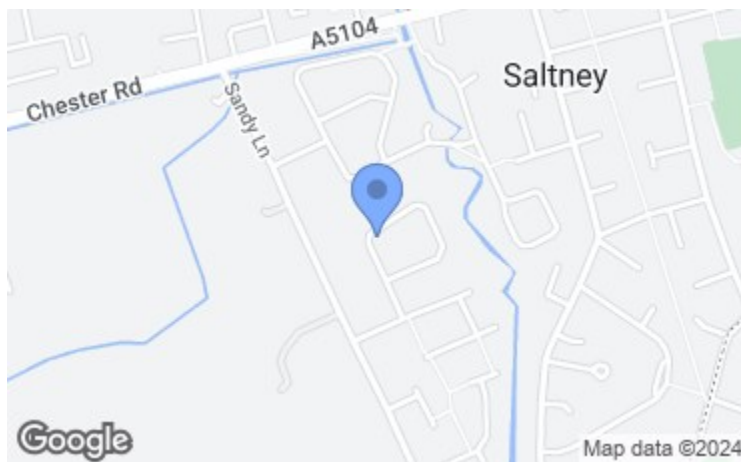


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 1,077 sq.ft. FLOOR 2 1,015 sq.ft.  
 EXCLUDED AREAS : GARAGE 183 sq.ft.  
 TOTAL : 2,092 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	
	73	80

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	69	75



**22 Vyrnwy Road**  
 Saltney, Chester,  
 CH4 8QW

**Offers Over**  
**£375,000**

\* SUPERB FOUR BEDROOM DETACHED HOUSE \* BEAUTIFULLY LANDSCAPED GARDENS WITH COVERED GAZEBO & WORKSHOP.  
 A large four bedroom detached house which has been skillfully extended to create a large family size home. The accommodation briefly comprises: porch, hall, impressive open plan family room and dining kitchen with bi-folding doors to the garden, large living room with cast-iron burner and garden room, rear hall, downstairs WC, landing/reading area, three good sized bedrooms, a luxuriously appointed bathroom with freestanding bath and separate shower, and principal bedroom accessed via a secondary staircase with a feature raised bath and en-suite. There is potential to create a self-contained annex if required. The property benefits from double glazed windows and has gas fired central heating. Externally there is a block paved driveway at the front leading to an integral garage with remote controlled up and over door. Double opening wooden gates to the side provide access to a further block paved hard standing area. To the rear the garden has been designed for ease of maintenance with artificial grass, block paving and slate patio. There is a large covered gazebo with plenty of space for outside seating which includes electric heaters, power and provision for an outside TV. Also located in the garden is a useful workshop. If you are looking for a large detached house, with ready to move into accommodation, then we would strongly urge you to view.



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



**LOCATION**

The property is conveniently situated close to local shops in Saltney, including a Morrison's and Asda supermarket. Schools for all ages are available in the immediate vicinity and there are frequent bus services to Chester, Broughton and Mold. The A55 Expressway is within a few minutes' drive, facilitating daily travel to North Wales and neighbouring areas of commerce and industry.

**THE ACCOMMODATION COMPRISES:****PORCH**

2.03m x 1.17m (6'8" x 3'10")

Composite entrance door with double glazed insert, UPVC double glazed window with obscured glass, oak flooring with recessed mat well, and ceiling light point. Personal door to the garage and opening to the hall.

**HALL**

Coved ceiling, oak flooring, radiator with radiator cover, and staircase to the first floor. Oak panelled door to the family room.

**FAMILY ROOM**

3.91m x 3.61m (12'10" x 11'10")



UPVC double glazed window overlooking the front with oak windowsill, oak wood flooring, coved ceiling, and ceiling light point. Open-plan to the kitchen/dining area.

**KITCHEN/DINING AREA**

7.19m x 2.79m (23'7" x 9'2")

**DINING AREA**

Contemporary tall radiator, coved ceiling, ceiling light point, column style radiator, oak flooring, oak double glazed bi-folding doors to outside. Contemporary wooden panelled door to the living room/study area, open-plan to the kitchen.

**KITCHEN**

Fitted with a modern range of base and wall level units incorporating drawers and cupboards with oak worktops and matching upstands. Inset Belfast style sink unit with Rangemaster mixer tap and drainer grooved into the worktop. Freestanding Stoves Richmond range style cooker with five-ring touch control induction hob, Stoves chimney style extractor above, double oven and grill. Plumbing and space for washing machine, space for wine cooler, wall tiling to work surface areas with under-cupboard LED lighting, two ceiling light points, oak flooring, space for American style fridge/freezer with cold water supply, useful built-in understairs pantry cupboard, and UPVC window overlooking the rear. Door to the rear hall.

**WORKSHOP/SHED**

5.33m x 2.90m (17'6" x 9'6")



With ample power points, fluorescent strip lighting, four windows and door.

**DIRECTIONS**

From the agent's Chester office proceed out over the Grosvenor Bridge to the Overleigh Roundabout and take the fourth exit into Hough Green. Follow Hough Green towards Saltney and under the railway bridge into High Street, which leads into Chester Road. Shortly before the pedestrian footbridge turn left into Sandy Lane. Follow Sandy Lane and take the second turning left into Celyn Crescent. Then take the first turning left into Vyrnwy Road and the property will then be found after some distance on the right hand side.

**TENURE**

\* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

**COUNCIL TAX**

\* Flintshire County Council - Tax Band E.

**AGENT'S NOTES**

\* Services - we understand that mains gas, electricity, water and drainage are connected.  
\* Low maintenance UPVC fascia boards, soffits, dry verges and replacement guttering have been fitted.  
\* The living room, garden room and principal bedroom offer potential to be converted into a self-contained annex subject to any necessary planning consents and building regulation approvals that may be required.

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**PRIORITY INVESTOR CLUB**

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

**VIEWING**

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW



**REAR HALL**

1.35m x 0.79m (4'5" x 2'7")

Ceiling light point, oak flooring, and oak door with double glazed insert to the rear garden. Opening to downstairs WC.

**DOWNSTAIRS WC**

1.37m x 1.30m (4'6" x 4'3")

White suite comprising: low level dual-flush WC; and pedestal wash hand basin with mixer tap. Part-tiled walls, chrome ladder style towel radiator, oak flooring, ceiling light point, and UPVC double glazed window with obscured glass.

**LIVING ROOM**

7.39m x 3.63m (24'3" x 11'11")



Large entertaining room currently used as a living room with a study area, UPVC double glazed window overlooking the front, UPVC double glazed window to side, coved ceiling, two ceiling light points, double radiator with thermostat, recessed fireplace with wooden surround and slate hearth housing a cast-iron multi-fuel burner, and spindled staircase with LED lighting to the principal bedroom. Opening to the garden room.



**GARDEN ROOM**

2.92m x 2.82m (9'7" x 9'3")



With UPVC double glazed windows, insulated roof, and double glazed French doors to outside.

**PRINCIPAL BEDROOM**

7.42m narrowing to 5.56m x 3.63m overall (24'4" narrowing to 18'3" x 11'11" overall)



UPVC double glazed window overlooking the front with oak windowsill, UPVC double glazed window with obscured glass and oak windowsill to the rear, four ceiling light points with dimmer switch controls, provision for wall mounted flat screen television, and raised floor with freestanding polyurethane bath, chrome mixer tap with shower attachment. Opening to the en-suite shower room.



overlooking the rear, coved ceiling, ceiling light point, access to loft space, single radiator with thermostat, and built-in cupboard housing a Worcester combination condensing gas fired central heating boiler. Doors to bedroom two, bedroom three, bedroom four and family bathroom.

**BEDROOM TWO**

4.62m x 4.17m into wardrobe (15'2" x 13'8" into wardrobe)



Fitted with a range of bedroom furniture incorporating full height wardrobes and two bedside units, two UPVC double glazed windows overlooking the front with oak windowsills, coved ceiling, two ceiling light points, and single radiator with thermostat.

**BEDROOM THREE**



UPVC double glazed window overlooking the rear, oak windowsill, coved ceiling, ceiling light point, and two built-in wardrobes with hanging space and shelving.

**BEDROOM FOUR**

4.67m x 2.46m (15'4" x 8'1")

UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, and double radiator with thermostat.

**EN-SUITE SHOWER ROOM**

1.73m x 1.52m (5'8" x 5')



White suite with chrome style fittings comprising: tiled shower enclosure with Mira Azura electric shower, glazed shower screen and curved glazed sliding doors; low level dual-flush WC; and pedestal wash hand basin with mixer tap. Wooden flooring, ceiling light point, and UPVC double glazed window with obscured glass.

**LANDING/READING AREA**

4.50m x 1.98m (14'9" x 6'6")



Spacious landing area with UPVC double glazed window

**FAMILY BATHROOM**

3.05m max x 2.44m max (10' max x 8' max)



Luxuriously appointed four piece suite in white which chrome style fittings comprising: freestanding polyurethane claw foot bath with floor mounted mixer tap and shower attachment; low level WC; vanity unit with wash hand basin and storage cupboard beneath; and walk-in tiled shower enclosure with Burlington mixer shower, canopy rain style shower head, extendable shower attachment and glazed shower screen. Coved ceiling, ceiling light point, vinyl wood effect flooring, column style radiator with chrome towel rail, part-wooden panel effect walls to dado rail height, and UPVC double glazed window with obscured glass and oak windowsill.

**OUTSIDE FRONT**

To the front there is a block paved driveway and barked shrub border being enclosed by brick boundary walling. Contemporary outside lighting. Double opening wooden gates at the side provide access to a further block paved hard standing.

**GARAGE**

6.05m x 2.34m (19'10" x 7'8")

Remote controlled up and over garage door, fluorescent strip light, power, electric meter cupboard, gas meter, personal door to the porch.

**OUTSIDE REAR**



To the rear the gardens have been attractively landscaped and designed for ease of maintenance with artificial grass, block paving and slate patio being enclosed by brick walling and wooden fencing. Large wooden pergola/covered seating area with composite decking from 'Dunster House' measuring 18'7" x 9' featuring two electric heaters, lighting, power and provision for wall mounted television. Outside water tap. Also located in the garden is a workshop/shed.

