



Approximate total area⁽¹⁾
1483 ft²
137.6 m²



(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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.



Bramley House, 2 The Forge Hawarden Road
Penyffordd, Chester,
CH4 0GX

Offers Over
£385,000

* STUNNING COUNTRYSIDE VIEWS TO REAR * GARDEN ROOM * SKILLFULLY EXTENDED FAMILY HOME. A well presented four bedroom detached family home forming part of a small private cul-de-sac in the popular village of Penyffordd. The accommodation, which has been extended at the rear, briefly comprises: entrance hall, snug, living room, large open-plan dining/kitchen/family room with vaulted ceiling and bi-folding doors to outside, utility room, downstairs WC, landing, principal bedroom with fitted wardrobes and en-suite shower room, three further bedrooms and family bathroom. The property benefits from double glazed windows and has gas fired central heating with a modern combination condensing boiler. Externally there is an easy to maintain garden at the front with decorative stone and a block paved driveway. To the rear there is a decked seating area and Indian stone paving with artificial grass. There is also a purpose built insulated garden room with bi-folding doors and a lean-to store utilised as a small gym.

LOCATION



The village provides a Co-op food store, butchers, pharmacy, primary school, the Millstone bar and restaurant, a chapel, Chinese take-away, local country pub and Royal British Legion. The nearby Trunk Road leading to the A55 Expressway at Dobshill provides good access to Chester, the M56, the M53 and various other towns along the North West coast. There are three train stations within easy reach at Penyffordd, Hawarden and Buckley, which are for direct trains to Wrexham and to Liverpool. The Broughton Retail Park, with a range of High Street shops and a cinema complex is a short drive away.

APPROXIMATE DISTANCES

Penyffordd: Approximate Distances - Broughton - 2 miles, Hawarden - 3 miles, Mold 6 miles, Chester - 12 miles, Wrexham - 8 miles, Liverpool - 22 miles, Liverpool Airport - 33 miles, Manchester Airport 42 miles and Manchester - 50 miles.

(NB: all distances are approximate. Source - RAC Route Planner).

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL



Composite entrance door with double glazed insert, ceiling light

point, mains connected smoke alarm, digital thermostatic heating controls, laminate wood strip flooring and staircase to the first floor. Doors to the living room and snug.



SNUG

4.67m x 2.39m (15'4" x 7'10")



uPVC double glazed window overlooking the front, single radiator with thermostat, two ceiling light points, laminate wood strip flooring, telephone point, and wall cupboard housing the gas meter.

LEAN-TO STORE

5.23m x 1.57m (17'2" x 5'2")



Currently used as a gym, this space is fully insulated with double power point and laminate wood strip flooring.

DIRECTIONS

From the Agent's Chester office proceed out of the city over the Grosvenor Bridge to the Overleigh roundabout and take the fourth exit into Hough Green. Follow this road through Saltney and into Broughton. At the roundabout with the Broughton Retail Park proceed straight across. At the next roundabout take the second exit onto the B5104 towards Penyffordd and Penymynydd. Continue straight across at the two roundabouts and after some distance turn left signposted Penyffordd into Chester Road. Follow the Chester Road into the village and at the T-junction turn right into Hawarden Road. Follow the road and The Forge will be found after some distance on the left-hand side.

TENURE

* Tenure - believed to be freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band: F - Flintshire County Council.

AGENT'S NOTES

* Services - we understand that mains gas, water, electricity and drainage are connected.

* The property is on water rates.

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 - for identification purposes only, not to scale.

PS/SC

FAMILY BATHROOM

2.82m x 1.91m max (9'3" x 6'3" max)



Well appointed suite in white with chrome style fittings comprising: panelled bath with mixer tap and shower attachment; low-level WC; and pedestal wash hand basin. Part-tiled walls, tiled wood-effect flooring, ceiling light point, extractor, chrome ladder style towel radiator with thermostat, and uPVC double glazed window with obscured glass.

OUTSIDE FRONT

The property forms part of a small private cul-de-sac along Hawarden Road in Penyffordd. To the front there is a block paved driveway and easy to maintain garden with decorative stone and shrubs. There is additional shared parking for residents within the cul-de-sac. A gated pathway to the right-hand side of the property provides access to the rear garden. External electric meter cupboard, outside water tap and bin storage area to the side. To complete the frontage there is a purpose built, wooden bike store.

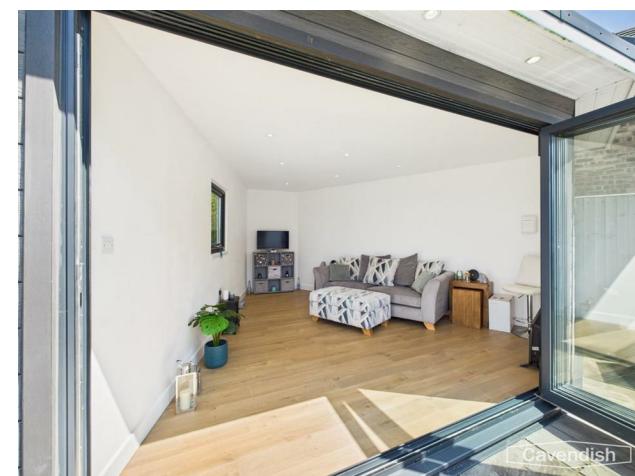
OUTSIDE REAR

To the rear there is an Indian stone flagged paving with artificial grass and a decked seating area enjoying bi-folding doors from the dining kitchen and views over farmland. Contemporary outside lighting, and external double power point. To the side there is also a lean-to store and located within the garden there is a garden room.



GARDEN ROOM

5.11m max x 4.52m narrowing to 1.19m (16'9" max x 14'10" narrowing to 3'11")



Purpose built insulated garden room with recessed LED ceiling spotlights, uPVC double glazed window overlooking the surrounding countryside, power, laminate wood strip flooring and aluminium double glazed bi-folding doors to outside.

LIVING ROOM

6.91m plus window x 3.73m max (22'8" plus window x 12'3" max)



uPVC double glazed window overlooking the front and uPVC double glazed window to the side, two ceiling light points, three single radiators with thermostats, telephone master socket, and TV aerial point. Door to dining/kitchen/family room.



DINING/KITCHEN/FAMILY ROOM

5.21m x 3.63m extending to 6.78m (17'1" x 11'11" extending to 22'3")



A large open-plan area incorporating a kitchen with breakfast bar and dining/family area.

KITCHEN AREA

Fitted with a modern range of base and wall level units incorporating drawers and cupboards with oak worktops incorporating a breakfast bar area. Inset one and a half bowl ceramic sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas, space for range style cooker, integrated dishwasher, LED kickboard lighting, space for American style fridge/freezer with cold water supply and double radiator with thermostat.

DINING/FAMILY AREA



With vaulted ceiling, two double glazed rooflights and recessed LED ceiling spotlights, two single radiators with thermostats, space for dining table and sofa, laminate wood strip flooring, uPVC double glazed windows and aluminium bi-folding doors to outside.



with thermostat, laminate wood-effect flooring and uPVC double glazed door to outside. Door to downstairs WC.

DOWNSTAIRS WC

1.60m x 1.19m (53" x 31 1/2")



UTILITY ROOM

1.60m x 1.60m (53" x 53")



Fitted with a matching range of base and wall cupboards with oak worktops. Wall cupboard housing a Worcester Greenstar combination condensing gas fired central heating boiler, plumbing and space for washing machine and tumble dryer, wall tiling to work surface areas, two recessed LED ceiling spotlights, single radiator

PRINCIPAL BEDROOM

4.55m x (14'11" x



BEDROOM 2

3.89m x 2.34m (12'9" x 7'8")



uPVC double glazed window overlooking the front, ceiling light point and single radiator with thermostat.

BEDROOM 3

2.90m x 2.36m (9'6" x 7'9")

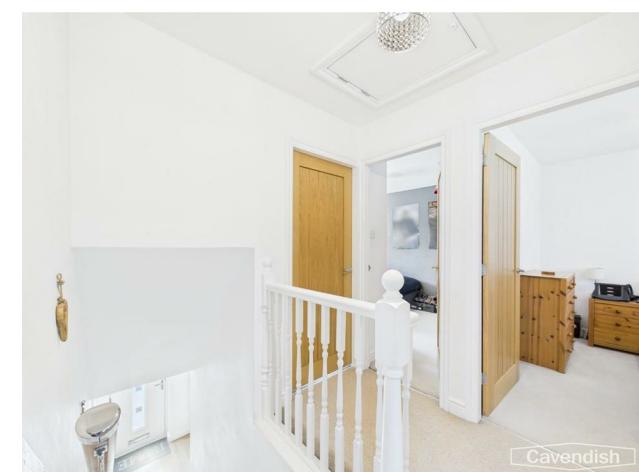


uPVC double glazed window overlooking the rear with views over the surrounding farmland, single radiator with thermostat and ceiling light point.

BEDROOM 4

2.90m x 2.31m overall (9'6" x 7'7" overall)

uPVC double glazed window overlooking the front, ceiling light point and single radiator with thermostat.



With spindle balustrade, single radiator with thermostat, ceiling light point, mains connected smoke alarm and access to boarded loft space with retractable aluminium ladder and light point. Doors to bedroom 1, bedroom 2, bedroom 3, bedroom 4 and the family bathroom.



A modern white suite with chrome style fittings comprising: shower enclosure with wet boarding, thermostatic mixer shower and curved glazed sliding doors; vanity unit with inset wash hand basin, mixer tap, tiled splashback and storage cupboard beneath; and low-level WC. Tiled floor, ceiling light point, extractor, chrome ladder style towel radiator and uPVC double glazed window with obscure glass.