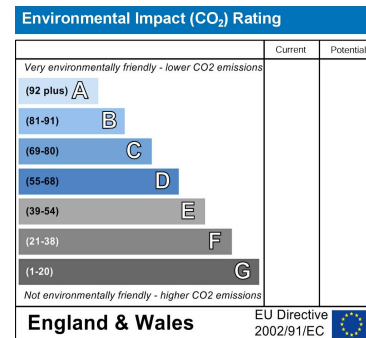
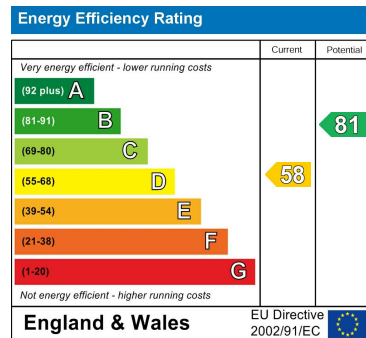
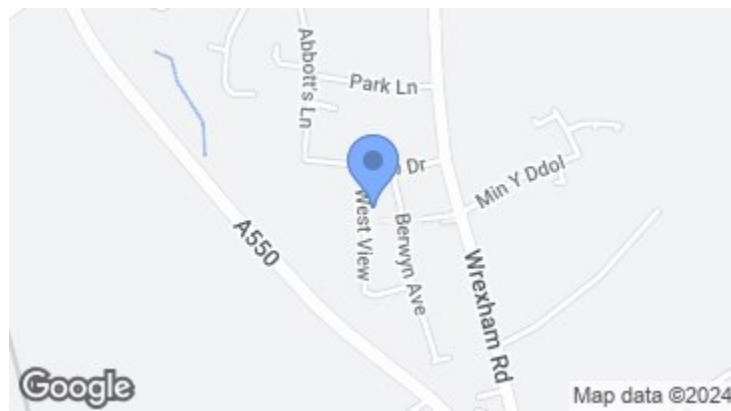


GROSS INTERNAL AREA
FLOOR 1: 379 sq.ft, FLOOR 2: 360 sq.ft
EXCLUDED AREAS: PORCH: 27 sq.ft
TOTAL: 739 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



7 West View

Penyffordd, Chester, Flintshire, CH4 0HR

£190,000

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.

A TRADITIONAL THREE BEDROOM SEMI-DETACHED HOUSE, RECENTLY MODERNISED AND REMODELLED, PROVIDING AN IDEAL HOME FOR THE FIRST TIME BUYER OR YOUNG FAMILY.

Located within this popular residential area, just off Vounog Hill on the periphery of Penyffordd village. The property benefits from gas fired central heating and modern fittings and in brief provides an enclosed front entrance porch, reception hall, living room with bay window, open plan kitchen / dining room with modern range of units, integrated appliances and French doors to the garden, first floor landing, three bedrooms (two doubles) and modern bathroom with three piece suite and shower. Outside there is a driveway providing parking for up to three cars and a rear garden with garden shed.



LOCATION

Penyffordd is a popular residential village located some 5 miles from Mold and within 7 miles of Chester. The village provides facilities catering for daily requirements to include primary school, whilst the nearby Trunk Road leading to the A55 Expressway at Dobshill provides ease of access for those wishing to commute throughout the region. The village is also within the catchment of highly regarded Castell Alyn High School in Hope.

THE ACCOMMODATION COMPRISES

uPVC double glazed front door to:

ENTRANCE PORCH

1.30m x 2.26m (4'3" x 7'5")

With double glazed windows, tiled floor and part glazed wood panelled inner door to:

RECEPTION HALL

4.32m x 1.83m (14'2" x 6"4")



White spindle staircase to the first floor with storage cupboard beneath with double glazed window and electricity meter. Laminate wood-effect flooring, telephone point, coved ceiling and radiator.

LIVING ROOM

3.30m x 3.43m (10'10" x 11'3")



Double glazed bay window to the front, coved ceiling, recessed fireplace, laminate wood-effect flooring and radiator.

**KITCHEN/DINING ROOM**

5.05m x 4.17m max overall (16'7" x 13'8" max overall)



Open plan room with double glazed window to the side gable and matching French doors to the rear overlooking the garden. The kitchen is fitted with a modern range of pale grey fronted base and wall units with contrasting wood-effect work surfaces incorporating a breakfast bar. Integrated appliances comprising: ceramic hob with stainless steel splashback and cooker hood and electric oven beneath. Space for fridge freezer and plumbing for washing machine. Continuation of the laminate flooring from the hall, recessed ceiling lighting, coved ceiling and radiator.

**FIRST FLOOR LANDING**

Double glazed window with frosted glass, loft access and white panelled interior doors to all rooms.

BEDROOM 1

3.02m x 3.51m (9'11" x 11'6")



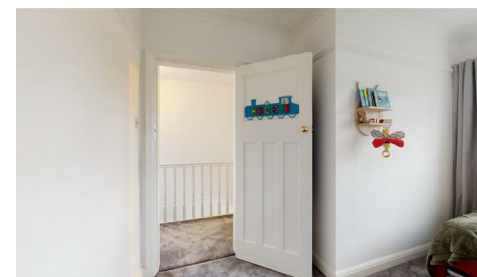
Double glazed window to the rear, radiator and built-in cupboard housing an Ideal Logic gas fired boiler.

**BEDROOM 2**

3.02m x max into recess x 3.45m (9'11" x max into recess x 11'4")



Double glazed window to the front and radiator.

**BEDROOM 3**

2.57m x 2.06m (8'5" x 6'9")

Double glazed window to the front and radiator.

BATHROOM

1.88m x 1.80m (6'2" x 5'11")



A modern bathroom fitted with a white three-piece suite comprising panelled bath with shower and screen, vanity wash basin with gloss white cabinet beneath and low flush WC. Laminate wall panelling for ease of maintenance, laminate flooring, radiator, recessed ceiling lighting, extractor fan and double glazed window with frosted glass.

OUTSIDE

Tarmacadam driveway extends to the side of the property providing off-road parking for 2/3 cars.

FRONT GARDEN

Small front gravel garden with stone wall to the roadside.

REAR GARDEN

Paved/gravelled tiered rear garden with timber garden shed.

DIRECTIONS

From the Agent's Mold office proceed along Chester Street and on reaching the mini-roundabout turn right onto Chester Road. At the main roundabout on the outskirts of the town take the third exit onto the A541 Wrexham Road. After approximately half a mile take the left fork for Penymynydd/Chester. On reaching the roundabout on the outskirts of Penymynydd take the third exit onto the by-pass and after a quarter of a mile take the left turning for the village centre. Continue through the village and after approximately two-thirds of a mile proceeding up the hill into Penyffordd, take the right hand turning into Alyn Drive and then second left into West View whereupon the property will be found on the left hand side.

TENURE

Understood to be Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band D.

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 Agent's Mold Office 01352 751515.

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

DW/SC

Amended ALW