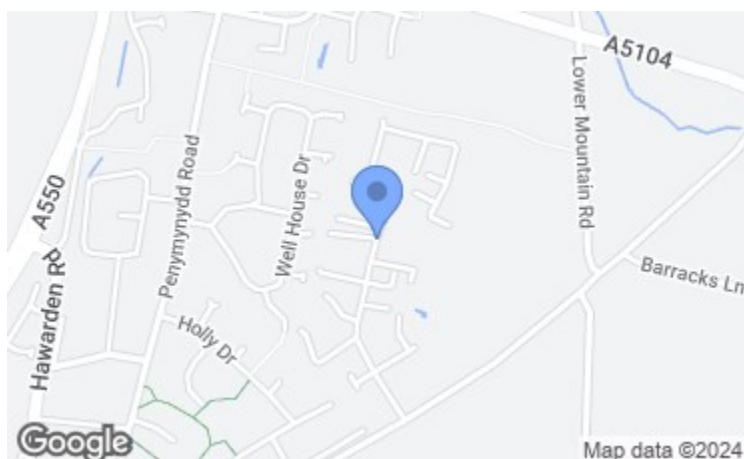




FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 558 sq. ft. FLOOR 2: 593 sq. ft.
TOTAL: 1,251 sq. ft.
EXCLUDED AREA: GARAGE: 167 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	84
(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	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	93
(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	

36 Ffordd Glynne
Penymynydd, Chester, Flintshire
CH4 0TW

Price
£395,000

AN IMMACULATELY APPOINTED AND WELL DESIGNED MODERN FOUR BEDROOM DETACHED FAMILY HOUSE IN LANDSCAPED GARDENS. Positioned towards the head of this successful new development by Redrow Homes on the outskirts of this convenient village location, midway between Mold and Chester. Dating from 2022, the property is complemented with a wealth of quality features including Karndean flooring, a well appointed kitchen with integrated appliances and two luxury bathrooms. In brief comprising: reception hall, living room, kitchen/diner with island and integrated appliances, utility room with adjoining cloakroom/WC, principal bedroom with built in wardrobes and luxury en suite shower room, three further good size bedrooms (bedroom two with fitted wardrobes) and well appointed family bathroom. Gas fired central heating, double glazing and remaining balance of the builders warranty. Double width drive, integral garage and generous size landscaped garden with extensive patio, pergola and well stock shrubbery borders. INSPECTION HIGHLY RECOMMENDED.

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.

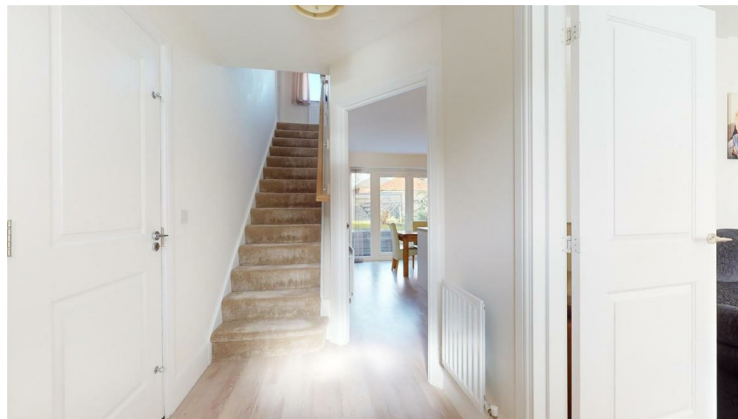


LOCATION

The property was built in 2022 and forms part of the Millstone View development along Chester Road, on the periphery of Penymynydd village. 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.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Modern wood grain effect double glazed panelled front door to reception hall.

RECEPTION HALL

Staircase to the first floor with oak handrail, Karndean wood effect flooring, radiator and internal door to the garage. White panelled interior doors lead to the ground floor rooms.

LIVING ROOM

5.13m x 3.48m (16'10" x 11'5")



A well proportioned room with high ceiling and a wide double glazed window to the front, TV aerial point, telephone point and radiator.

**KITCHEN DINER**

4.72m x 4.29m (15'6" x 14'1")



A large open plan room with full length double glazed

TENURE

Understood to be Freehold

not to scale.

COUNCIL TAX

Flintshire County Council - Tax Band F

DW/PMW

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

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.

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.

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.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only,

Karndeane wood effect flooring, chrome towel radiator, shaver point, extractor fan and double glazed window with frosted glass.

OUTSIDE

Double width tarmac drive to the front providing off road parking for two cars as well as access to the garage. Neat front lawned garden area with established shrubs and gated pathway to the side of the house leading through to the rear garden.

REAR GARDEN



To the rear is a generous fully enclosed lawned garden which has been landscaped with a large paved patio area extending across the rear elevation of the property. Raised flower beds and shrubbery borders, Further patio with pergola frame located to the top right hand corner of the garden. In addition there is a timber garden store, outside tap, power point and light.



DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and at the roundabout take the second exit onto Chester Road. Follow the road to the main roundabout on the outskirts of the town and take the third exit onto A541 Wrexham Road. After 0.25 mile take the left turning for Padeswood/Penymynydd. Follow the road to the next roundabout on the outskirts of Penymynydd and take the second exit towards the Church, and follow the road for a further 0.25mile and take the right turn at the minor crossroads onto Old Hope Road. Follow the road to the junction and bear right onto Chester Road and then right again into the Milltone Development. Follow the estate straight ahead road, bearing left at the end and then right into Ffordd Glynne. Continuing following the road around to the right and then right again whereupon the property will be found on the right hand side.

AGENTS NOTES

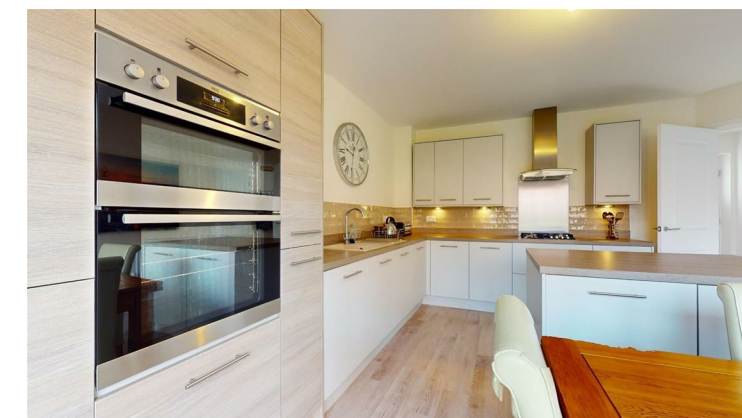
- * Services - we understand that mains gas, water, electricity and drainage are connected.
- * The property is on a water meter.
- * There is a management fee payable for the development of approximately £238.25pa (2023) payable in half yearly instalments.
- * Remaining balance of the 10 year NHBC remaining from 2022.

windows and French doors to the rear elevation overlooking the garden. The kitchen is fitted with an attractive range of grey and contrasting wood effect fronted units with matching worktops with upstands and a central island unit with cupboards beneath. Range of integrated appliances comprising stainless steel four gas burner hob with stainless steel splashback and cooker hood, electric double oven, and fridge and freezer. Continuation of the Karndeane wood effect flooring, under cupboard lighting, tiled splashback, double panelled radiator, TV aerial point and internal door leading through to utility room.



UTILITY ROOM

2.79m x 1.70m (9'2" x 5'7")



Matching base cupboards and worktops to the kitchen with inset sink unit with mixer tap and tiled splashback. Plumbing for washing machine, space for tumble dryer, deep built in understairs storage cupboard, Karndeane wood effect flooring, radiator, double glazed window and UPVC double glazed exterior door.

CLOAKROOM/WC

1.70m x 0.91m (57" x 3')



Comprising low flush WC and corner wash basin with splashback. Radiator, Karndean wood effect flooring and double glazed window with frosted glass.

FIRST FLOOR LANDING

Double glazed window to the rear, radiator, loft access, cupboard housing the pressurised hot water cylinder tank and white panelled interior doors lead to all rooms.

BEDROOM ONE

3.53m x 3.40m extending to 5.38m max (11'7" x 11'2" extending to 17'8" max)

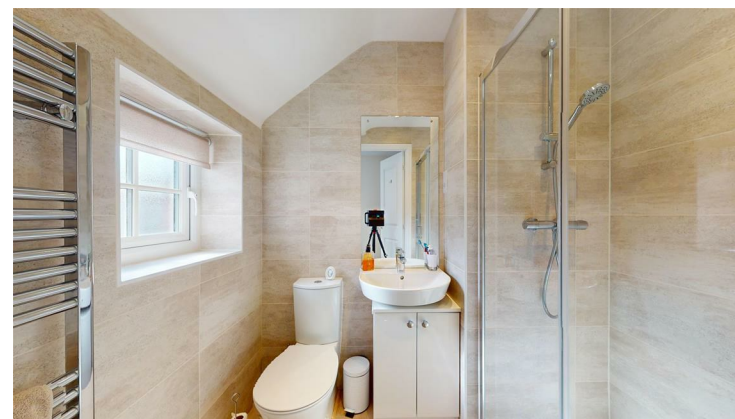


A superb principal bedroom suite with double glazed window to the front, built in wardrobe with mirrored sliding door fronts, shaped ceiling, radiator and TV aerial point.



EN SUITE

2.01m x 1.52m (6'7" x 5')



A well appointed en suite shower room with attractive fully tiled walls, large shower enclosure with sliding screen and Aqualisa mains shower valve, pedestal wash basin with mixer tap and mirror above; and low flush WC. Shaver point, Karndean wood effect flooring, tall chrome radiator, extractor fan, recessed ceiling lighting and double glazed window with frosted glass.

BEDROOM TWO

3.30m x 2.77m plus wardrobes (10'10" x 9'1" plus wardrobes)



Double glazed window to the rear, range of fitted wardrobe units extending to one wall with matching bedside cabinets, radiator and double glazed window overlooking the garden.



BEDROOM THREE

2.97m x 3.81m max (9'9" x 12'6" max)



A double size room with double glazed window to the front and radiator.



BEDROOM FOUR

3.05m x 2.77m max into recess (10'92 x 9'1" max into recess)



Double glazed window to the rear and radiator.

FAMILY BATHROOM

2.24m x 1.98m (7'4" x 6'6")



A well appointed bathroom with attractive part tiled walls comprising; panelled bath with Aqualisa mixer shower valve and screen, pedestal wash basin and low flush WC.