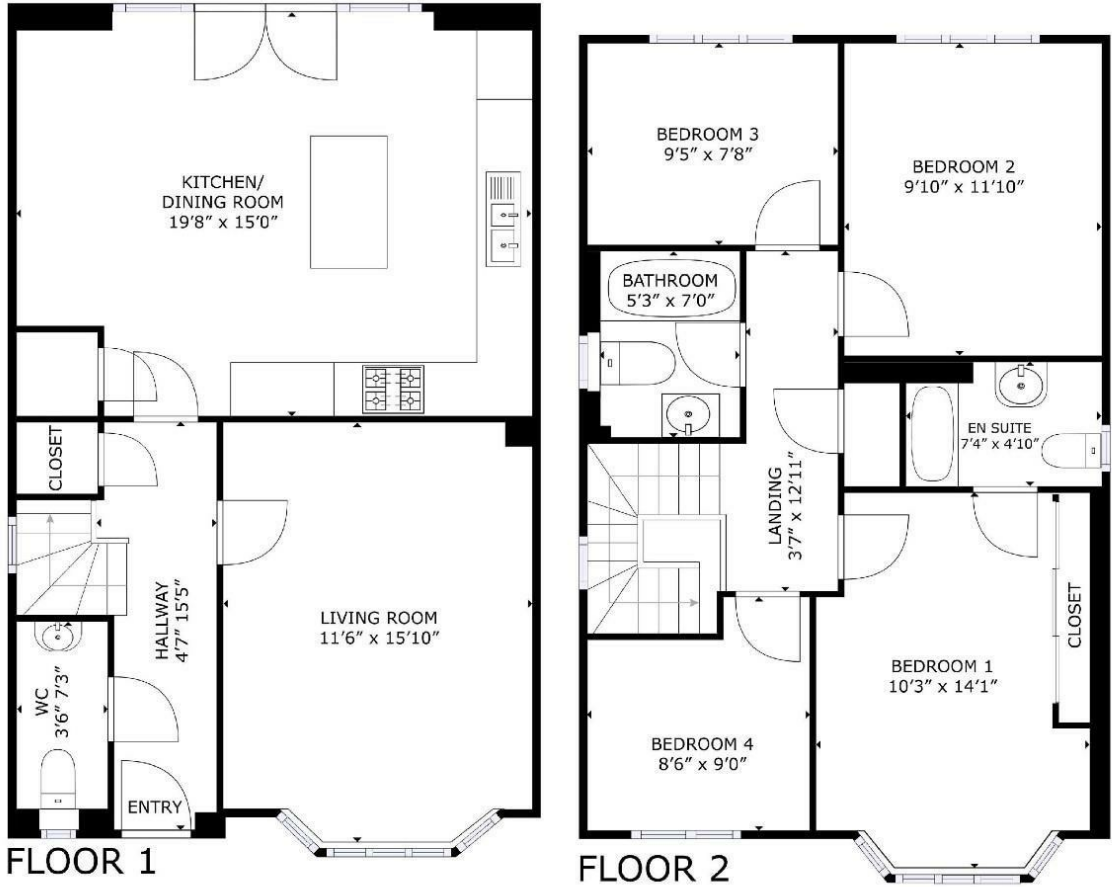
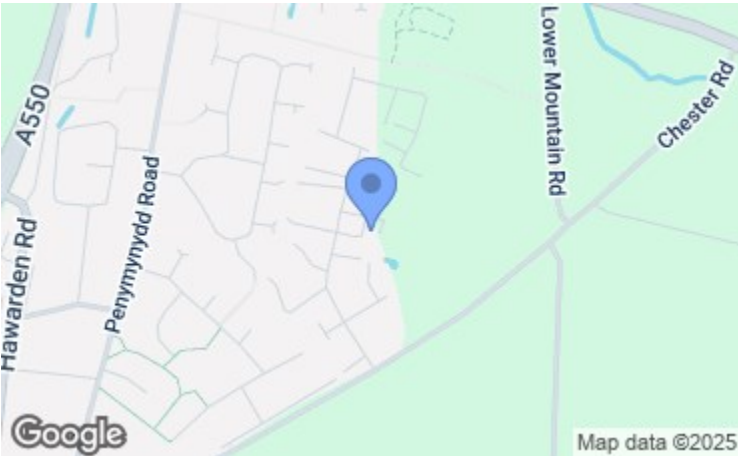


5 Cwrt Jones, Penymynydd, Chester, CH4 0NL



GROSS INTERNAL AREA  
FLOOR 1: 602 sq. ft, FLOOR 2: 587 sq. ft  
TOTAL: 1,189 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	

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		
England & Wales	EU Directive 2002/91/EC	

**Cavendish**  
ESTATE AGENTS

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**5 Cwrt Jones**  
Penymynydd, Chester,  
CH4 0NL

**Offers In The Region Of  
£375,000**

A MODERN, WELL DESIGNED FOUR BEDROOM DETACHED HOUSE WITH GARAGE, forming part of the successful 'Millstone View' development by Redrow Homes, midway between Mold and Chester. Occupying an attractive position at the end of a small row of detached homes, overlooking an open amenity area, on the fringe of this convenient village location with excellent access to the A55 and motorway network. Providing well proportioned accommodation with high ceilings and quality fittings throughout. To the side of the house is wide drive for three cars. In brief comprising: reception hall, a well proportioned living room with bay window, open plan kitchen diner with comprehensive range of units with AEG appliances and French doors to the garden, cloakroom/WC, principal bedroom with built in wardrobes and en suite shower room, three further bedrooms and family bathroom. Detached garage, remaining balance of NHBC warranty and gas central heating. VIEWING 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.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



LOCATION



Built in 2023 and forming part of this recently completed development on the fringe of the village with it's range of shops serving daily needs, a chemist, popular primary schools and two local inns. The nearby Trunk Road leads to the A55 Expressway at Dobshill providing good access to Chester, the M56 and M53 motorways; and North Wales coast. There are local train stations at Penyffordd, Hawarden and Buckley, with connection available to Liverpool. The Broughton Retail Park, with a range of High Street shops and a cinema complex is also within a short drive.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

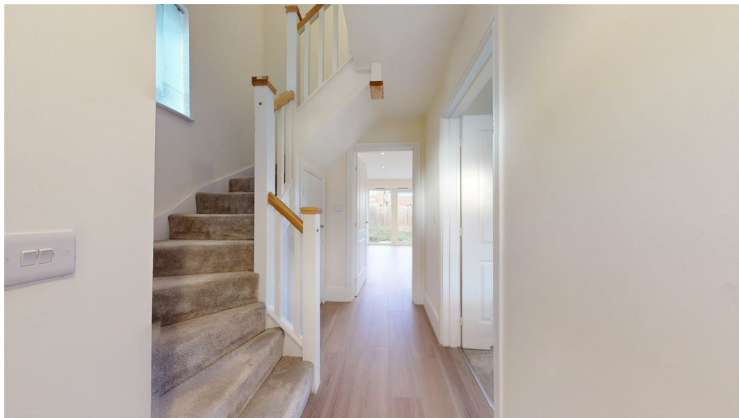
Covered front entrance with outside light and wood grain effect double glazed composite front door to reception hall.

RECEPTION HALL

4.47m x 1.14m (14'8" x 3'9")



White spindled turned staircase to the first floor with storage cupboard beneath, wood effect tiled floor, radiator and white panelled interior doors to all rooms.



CLOAKROOM/WC



Comprising low flush WC and semi pedestal wash hand basin with mixer tap and tiled splashback. Continuation of

and drainage are connected.

\* The property is on a water meter.

\* There is a management fee payable for the development of approximately £239.26pa (2023) payable in half yearly instalments. Period 1/1/2024 - 30/6/2024 was £119.63.

\* Remaining balance of the 10 year NHBC remaining from 2023.

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 Agent's Mold Office 01352

751515.

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

DW/PMW

Amended12.03MB

Amended JH





## GARAGE



Brick built single garage with up and over door.

## REAR GARDEN

Good sized enclosed garden with patio.

## 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 whereupon Jones Cwrt will be found on the right hand side overlooking the open area.

## COUNCIL TAX

Flintshire County Council - Tax Band F.

## TENURE

Freehold.

## AGENT'S NOTE

\* Services - we understand that mains gas, water, electricity

## OUTSIDE



Open plan front lawned garden area with established shrubs and wide tarmacadam driveway to the left hand side of the property providing parking for at least three cars as well as access to the garage. A gate from the drive leads into the rear garden.

the wood effect tiled floor, radiator, recessed ceiling lighting and high level double glazed window.

## LIVING ROOM

4.93m x 3.51m (16'2" x 11'6")



A well proportioned room with a wide double glazed bay window to the front with open aspect, TV aerial point and double panelled radiator.



## KITCHEN/DINER

5.97m x 4.67m (19'7" x 15'4")



A spacious open plan room with extensive double glazed window to the rear incorporating French doors to the patio. The kitchen is fitted with a comprehensive range of gloss white fronted base and wall units with matching central island/breakfast bar and light toned stone effect work surfaces with matching upstands. Inset stainless steel sink unit with preparation bowl and mixer tap and range of integrated appliances comprising touch control induction hob with stainless steel splashback and cooker hood, electric double oven, fridge/freezer and dishwasher. Continuation of the wood effect tiled floor, recessed ceiling lighting, TV aerial point, tall contemporary style radiator and built in utility cupboard with plumbing for washing machine and space for tumble dryer.







#### FIRST FLOOR LANDING

Double glazed window to the side gable, loft access, built in cupboard housing the pressurised hot water cylinder tank and Baxi gas fired central heating boiler, radiator. White panelled interior doors lead to all rooms.

#### BEDROOM ONE

4.34m x 3.30m max (14'3" x 10'10" max)



Wide double glazed bay window to the front with open aspect, fitted wardrobe unit with mirrored sliding door fronts, TV aerial point and radiator.



#### EN SUITE SHOWER ROOM

2.24m x 1.37m (7'4" x 4'6")



A well appointed en suite with a large tiled shower enclosure with sliding screen and mains shower valve, semi pedestal wash basin with mixer tap and mirror and low flush WC. Part tiled walls with matching floor, shaver point, extractor fan and double glazed window with frosted glass.

#### BEDROOM TWO

3.58m x 3.00m (11'9" x 9'10")



Double glazed window to the rear and radiator.

#### BEDROOM THREE

2.87m x 2.16m (9'5" x 7'1")

Double glazed window to the rear and radiator.

#### BEDROOM FOUR

2.57m x 2.18m plus recess (8'5" x 7'2" plus recess)



Double glazed window to the front and radiator.

#### FAMILY BATHROOM

2.08m x 1.70m (6'10" x 5'7")



Well appointed bathroom with attractive part tiled walls with matching floor comprising panelled bath with shower and screen, semi pedestal wash basin and low flush WC. Chrome towel radiator, shaver point, extractor fan, recessed ceiling lighting and double glazed window with frosted glass.