

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	81
(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

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	81
(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

**38 Berwyn Avenue**  
Penyffordd, Chester,  
CH4 0HS

**Price**  
**£385,000**

A MUCH IMPROVED THREE-BEDROOM DETACHED BUNGALOW WITH PARKING, DOUBLE GARAGE/STORE, AND A LARGE LANDSCAPED GARDEN WITH Hot Tub.

Located in the village of Penyffordd.

The accommodation includes a bright and welcoming living room, a stylish and well-equipped kitchen with breakfast bar, and a dining area that flows seamlessly into the summer room with outstanding views, creating a wonderful space for entertaining. The bedroom one boasts built-in wardrobes, a dressing area, and an en-suite shower room, while two further well-sized bedrooms offer comfort and versatility. A contemporary family bathroom completes the interior.

Externally, the property features a driveway for multiple vehicles, a double garage/store with power, and a beautifully landscaped rear garden with a patio seating area, lawn, raised flower beds, a greenhouse, and a Summer House with a Hot Tub—an ideal retreat for relaxation.

### Location



Located within this established and popular residential area in the upper part of Penyffordd village, the property offers convenient access to local amenities, shops serving daily needs, a primary school, and excellent road links. This well-presented bungalow has been thoughtfully upgraded to provide a spacious and modern living environment.

### Hallway

2.83 x 1.64 (9'3" x 5'4")



Front door opens into a welcoming hallway with stylish Kardean flooring.

### Living room

6.10 x 3.91 (20'0" x 12'9")



The living room is a bright and inviting space, flooded with natural light through large windows. It features elegant wood flooring, a cozy electric fireplace, and radiators for warmth.

### Kitchen

6.34 x 4.06 (20'9" x 13'3")



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.

### Viewing

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

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



### Summer House With Hot Tub



### Patio



This beautifully maintained bungalow is perfect for those seeking a comfortable home in a peaceful yet convenient location. With its spacious layout, modern features, and stunning outdoor space, it is an ideal choice for families or those looking to downsize without compromising on quality. Viewing is highly recommended.

### Direction

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 village 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 bypass 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 first left into Berwyn Avenue whereupon the property will be found at the end of the road on the Right hand side.

### Council Tax

Flintshire County Council - Tax Band E

### Tenure

Freehold

### Anti Money Laundering Regulation

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



The modern kitchen is designed for both functionality and style, with sleek grey and white worktops, a five-ring gas hob with an oven and extractor, a black splashback, and ample storage, including bar units and a wine cooler. A breakfast bar offers a casual dining space, while an aspect window brings in additional light. Opening leading into the Sunroom.



### Sunroom

3.36 x 6.38 (11'0" x 20'11")



The Sunroom which is a delightful space with large windows that frames breath-taking garden and mountain views, Glass orangery ceiling, and a door that opens into the dining area.

### Dining Room

3.00 x 2.32 (9'10" x 7'7")

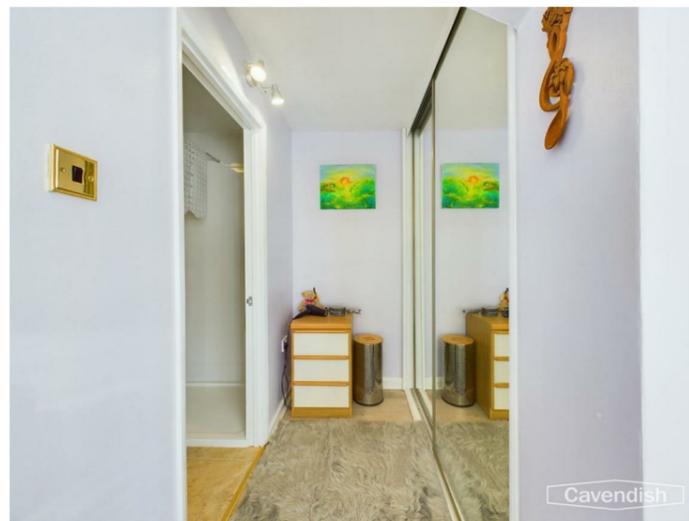


The dining area, with its wood flooring, seamlessly connects to the living room, creating a fantastic open-plan flow.

**Bedroom 1**  
3.48 x 3.32 (11'5" x 10'10")



The Bedroom 1 is a spacious retreat with Kardean flooring, built-in wardrobes, and a large double-glazed window overlooking garden and mountain views. A dressing area features another built-in wardrobe, leading to a stylish en-suite shower room complete with a double shower, WC, and white tiled finish.



**Ensuite**  
1.69 x 1.82 (5'6" x 5'11")



**Bedroom 2**  
2.50 x 3.27 (8'2" x 10'8")



The second bedroom also benefits from a built-in wardrobe, a radiator, and a double-glazed window facing the front.

**Bedroom 3**  
2.96 x 2.35 (9'8" x 7'8")



The third bedroom is carpeted, featuring a double radiator and another double-glazed window to the front.

**Family Bathroom**  
1.78 x 2.28 (5'10" x 7'5")



The family bathroom is finished in a fresh and modern style, with white flooring, white splashback tiles, and a three-piece suite with an overhead shower. A mirrored cabinet with built-in lighting adds practicality, while a frosted white UPVC window ensures privacy.

**Garage**  
4.80 x 5.87 (15'8" x 19'3")

**Rear Garden**



The garden is a true highlight of the property, offering a generous patio seating area, a well-kept lawn, and raised flower beds. A two garden shed, greenhouse, and Summer house with a Hot tub provide additional functionality and relaxation space. A back entrance leads directly to the garage, which is equipped with electricity.

