

13 Fammau View Drive, Penyffordd, Chester, CH4 0JQ



**WC**  
6'6" x 2'8"  
2.00 x 0.83 m

**Bedroom**  
13'0" x 7'11"  
4.18 x 2.43 m

**Bedroom**  
10'5" x 2'70"  
3.18 x 0.83 m

**Landing**  
8'6" x 1'00"  
2.59 x 0.30 m

**Bathroom**  
5'4" x 6'5"  
1.64 x 1.96 m

**Bedroom**  
11'0" x 12'4"  
3.37 x 3.77 m

**Bedroom**  
9'2" x 8'2"  
2.80 x 2.51 m

**WC**  
6'6" x 2'8"  
2.00 x 0.83 m

**Cavendish**  
ESTATE & LETTINGS

**Floor 1**

Approximate total area<sup>10</sup>

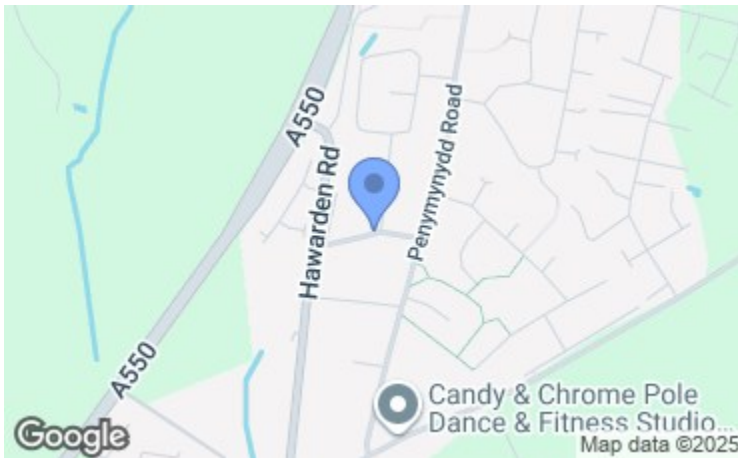
1152 ft<sup>2</sup>  
107.1 m<sup>2</sup>


(1) Excluding balconies and terraces


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		66	79
<p><b>England &amp; Wales</b></p>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
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**13 Fammau View Drive**  
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**Offers Over**  
**£240,000**

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A four-bedroom detached home set on a generous corner plot in the sought-after village of Penyffordd. The property features a driveway, integral garage, and wraparound gardens with established hedges and apple trees. Internally, the home offers spacious living accommodation including a large L-shaped living/dining room, kitchen with pantry, and four well-proportioned bedrooms. The principal bedroom enjoys dual aspect windows, with a separate WC and modern family bathroom upstairs. In need of some modernisation, this is a fantastic opportunity for families, first-time buyers, or investors looking to add value.

**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 is located on a Corner plot. 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.

## EXTERNAL



This four-bedroom detached home is accessed via a paved driveway with parking for two vehicles. The property benefits from an integral single garage and generous lawned front gardens bordered by established evergreen hedging, providing privacy and kerb appeal.

## ENTRANCE HALLWAY

3.32 x 1.87 (10'10" x 6'1")



Accessed via a white UPVC front door, the entrance hallway is carpeted and features a radiator, pendant light, BT open reach and power sockets, and a white painted balustrade staircase with a wooden handrail leading to the first floor. Doors lead into the living room and kitchen.

## LIVING/ DINING ROOM

6.25 x 4.53 (20'6" x 14'10")



A spacious and bright L-shaped reception room, fully carpeted, with a large double-glazed window to the front aspect allowing for natural light. A gas fire provides a focal point, and there is a radiator and ceiling light. The dining



- Mains services
- Corner Plot
- Well proportioned bedrooms
- Slight Modernisation

### DIRECTIONS

Cavendish Estate Agents High St, Mold CH7 1AZ -Follow Wrexham St/B5444 to Alyn Ln 5 min (1.9 mi)-Turn left onto Alyn Ln 1 min (0.3 mi)-Continue on A5118 to Penyffordd 5 min (3.1 mi)-Turn left onto Fammau View Dr Destination will be on the left (292 ft) 13 Fammau View Dr Penyffordd, Chester CH4 0JQ

### AML

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 SERVICE

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 INVESTORS 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

### VIEWINGS

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

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

area, also carpeted, includes a radiator and French doors opening out to the rear garden — ideal for entertaining or enjoying summer evenings.



### KITCHEN

2.76 x 2.70 (9'0" x 8'10")



The kitchen features vinyl flooring and wood-effect wall and base units with grey laminate worktops. Fitted appliances include a Neff electric hob and oven with a black glass splashback and matching extractor fan above. A stainless steel sink with drainer sits beneath a rear-facing double-glazed window. There is space and plumbing for a washing machine and under-counter fridge, offering functional utility space. The space also includes a pantry cupboard with folding doors and access to the rear porch via a white UPVC partially glazed door.





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### REAR PORCH

Located off the kitchen, the brick-glazed rear porch has a wooden external door to the garden. There is space for a washing machine and fridge, offering functional utility space.

### LANDING

2.59 x 3.05 (8'5" x 10'0")

Carpeted stairs lead to a landing with a rear-facing double-glazed window, ceiling light, airing cupboard with shelving, and loft hatch access.

### BEDROOM 1

4.18 x 2.43 (13'8" x 7'11")



A generous double bedroom with dual aspect double-glazed windows to the front and side, flooding the room with light. The room is carpeted, with a radiator and pendant light.

### W/C

2.00 x 0.83 (6'6" x 2'8")

Fitted with a pink WC and corner hand basin, with a radiator, and obscured double-glazed window to the side.

### BATHROOM

1.64 x 1.96 (5'4" x 6'5")



Comprising a white WC, basin with vanity storage, and a glass corner shower unit with sliding doors and an adjustable shower head. Tiled from floor to ceiling with a rear-facing obscure double-glazed window, chrome towel rail, and overhead light.

### BEDROOM 2

3.37 x 3.77 (11'0" x 12'4")



A spacious double room with carpeted flooring, a double-glazed window to the front, radiator, and ceiling light.

### BEDROOM 3

2.80 x 2.51 (9'2" x 8'2")



Another well-sized double bedroom with a double-glazed window to the rear, carpet, radiator, and pendant light.

### BEDROOM 4

2.95 x 2.70 (9'8" x 8'10")



Also carpeted with a front-facing double-glazed window, radiator, and ceiling pendant.

### GARAGE

6.36 x 2.31 (20'10" x 7'6")

Single integral garage, electric points, power, and housing for the Worcester gas-fired boiler and fuse board. Accessible from the garden via a side door.

### GARDEN



The wraparound garden is mostly laid to lawn with fencing and mature apple trees. A wooden gate provides side access, and there is potential to further landscape or extend (subject to planning).



### TENURE

Freehold

### COUNCIL TAX

Flintshire County Council Tax Band E

### AGENTS NOTES

-Worcester Gas Fire Boiler