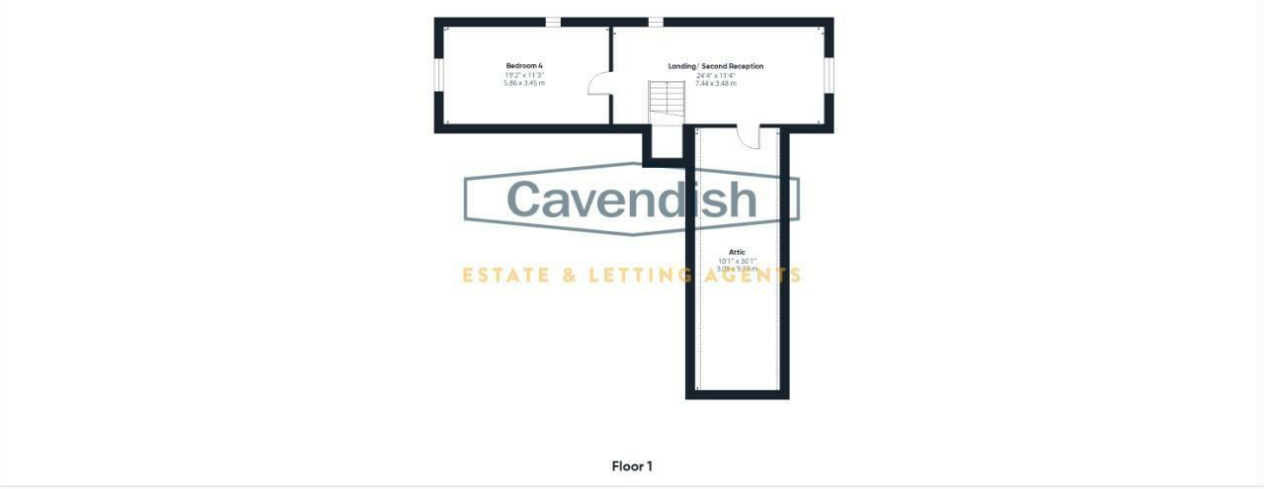


Glas -y- Gors Wrexham Road, Penyffordd, Chester, CH4 0HT



Category	Item	Value
Total

...

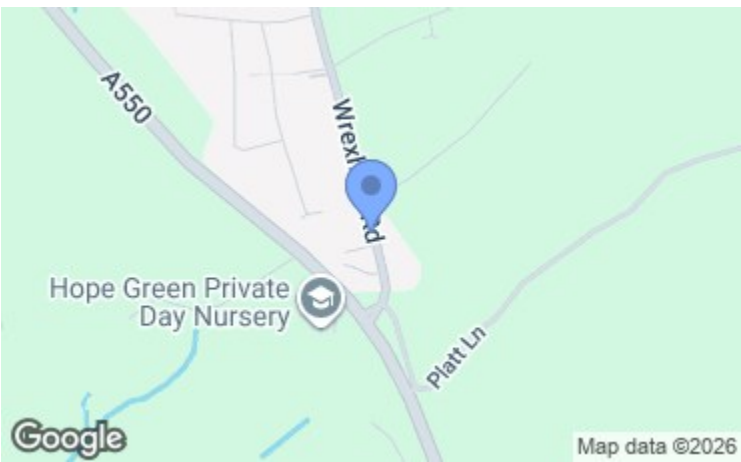
2259 ft²
209.9 m²

4.2 m²


Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		77	80
<i>Not energy efficient - higher running costs</i>			

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			

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.



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Glas -y- Gors Wrexham Road
Penyffordd, Chester,
CH4 0HT

Offers Over
£490,000

Offers Over £490,000

Situated in the highly desirable village of Penyffordd, this spacious and well-presented four-bedroom detached bungalow offers versatile accommodation, ideal for family living. The property benefits from excellent road links, local amenities, and reputable schooling. Inside, there are multiple reception rooms, a modern kitchen with separate utility, an en-suite to the primary bedroom, and generous storage. Outside, you'll find ample driveway parking, a garage, and attractive gardens to the front and rear with established planting for privacy with views over to Hope Mountain and the surrounding countryside.

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www.cavendishproperties.co.uk

LOCATION

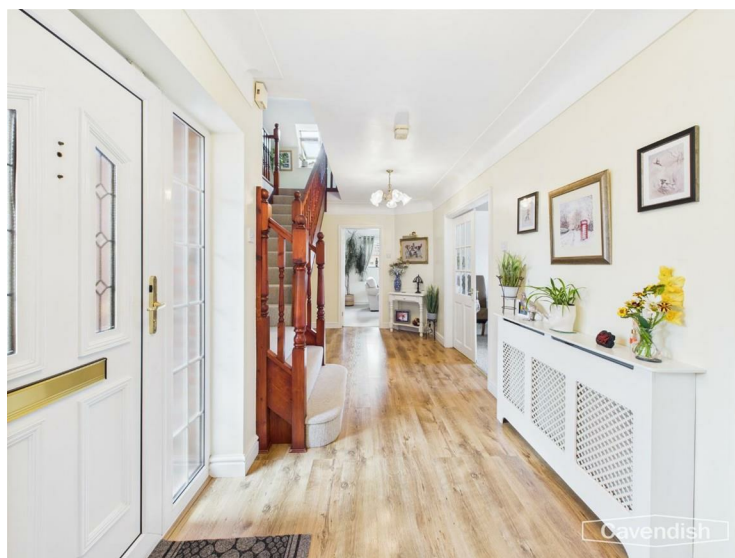
Located within this established and popular residential area in the upper part of Penyffordd village, the property offers convenient access to local amenities, shops serving daily needs, a primary school, and excellent road links Glas-Y-Gors is an impressive four-bedroom detached bungalow offering spacious, versatile accommodation, generous gardens, and ample parking. With both ground floor and first floor living areas, this home is perfect for families or those seeking flexible space.

EXTERNAL

As you approach the property, you are greeted by a brick-paved driveway providing parking for up to four vehicles. The front garden is laid to lawn and bordered by established hedges, offering both privacy and kerb appeal, with mature fruit trees adding character. A gated pathway to the side leads to the rear garden.

ENTRANCE HALLWAY

2.85 x 5.89 (9'4" x 19'3")



Entry is via a white UPVC front door with obscured glass panels and matching side screens, opening into a welcoming hallway with wood flooring, a radiator with a decorative cover, and two hanging light pendants. Carpeted stairs lead to the first floor, with doors opening to the reception rooms and cloakroom.

CLOAKROOM

1.31 x 1.77 (4'3" x 5'9")

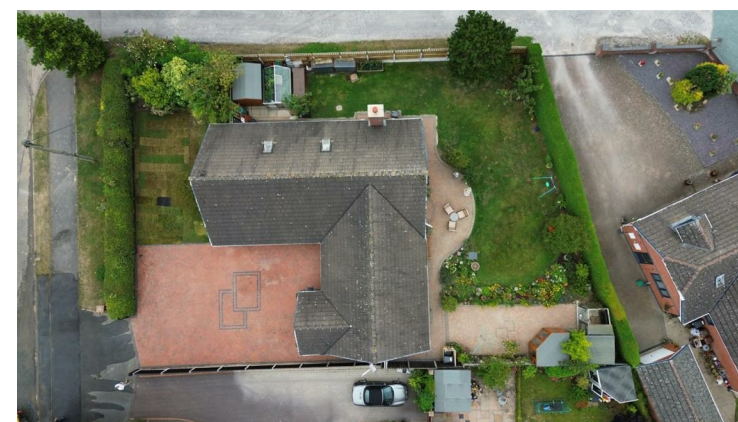
A practical space with wood flooring, obscured double-glazed window, radiator, and pendant lighting.

KITCHEN

3.81 x 3.97 (12'5" x 13'0")



The kitchen is bright and spacious, making it a fantastic addition for any keen chef. It is fitted with a range of white wall and base units topped with wood-effect work surfaces and finished with sleek silver handles, complemented by a contemporary grey tiled splashback. A four-ring gas hob is set beneath a stainless-steel extractor with integrated lighting, alongside a double oven, integrated fridge, and dishwasher. The ceramic white sink with adjustable silver faucet sits beneath a double-glazed window overlooking the rear garden. A black slate-effect laminate floor, under-counter lighting, ceiling spotlights, and a white radiator complete this stylish and practical space.



TENURE

Freehold

COUNCIL TAX

Flintshire County Council - Tax Band F

AGENTS NOTES

Self Built Chalet style Bungalow with additional first floor accommodation built in 1998.

Attic room has potential to be turned into a master suite with ensuite bathroom.

DIRECTIONS

Head south on High St/B5444 towards Chester St/A5119 At Bromfield Roundabout take the 3rd exit onto Wrexham Rd/B5444-1.0 mi Turn right onto A541-161 ft Turn left onto Alyn Ln
-0.3 mi Turn right onto A5118 2.7 mi-At the roundabout, take the 3rd exit onto A550 1.2 mi-At the roundabout, take the 2nd exit and stay on A550-0.6 mi Turn left onto Wrexham Rd the property will be the second on the left.

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 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 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 only through the Agent's Mold Office 01352 751515.

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

BEDROOM 4

5.86 x 3.45 (19'2" x 11'3")



A large carpeted bedroom currently used as a hobby room, is a very large bright airy room 4th bedroom with Velux and round feature windows to the front, radiator, eaves storage, and loft access.

LOFT/ ATTIC

3.09 x 9.19 (10'1" x 30'1")

Boarded with lighting and housing the Ideal gas-fired boiler. This space offers great potential as a luxury master suite.

GARAGE

5.89 x 3.15 (19'3" x 10'4")

Up-and-over door, lighting, power, and space for a car. Houses the fuse board and has an internal door to the utility.

GARDEN



The property boasts a beautifully landscaped garden, featuring a brick-paved patio, neat lawn, and mature hedges with wooden fencing along the boundaries for excellent privacy. Planted borders, fruit trees, and raised flower beds add colour and charm, while a wooden summer house, greenhouse, and water butts provide practicality. The garden enjoys stunning views across to Hope Mountain, is not overlooked, and offers a peaceful, private setting — perfect for relaxing or entertaining.



UTILITY

1.65 x 2.24 (5'4" x 7'4")



With tiled flooring, plumbing for a washing machine, and space for a fridge-freezer, the utility includes a corner storage cabinet with white shaker-style doors and a contrasting green worktop. A rear UPVC door with obscured glass provides access to the garden. From here, there are doors to the integral garage and downstairs WC.

W/C

1.67 x 0.84 (5'5" x 2'9")

Tile flooring, white WC, space-saving sink set into a vanity unit, tiled splashback, mirrored medicine cabinet, radiator, and obscured double-glazed window.

DINING ROOM

3.09 x 3.17 (10'1" x 10'4")



Carpeted with wooden and glass double doors opening to the hallway, and French doors leading onto the rear patio. A radiator and hanging pendant light make this a perfect spot for family meals or entertaining guests.

LIVING ROOM

5.15 x 3.84 (16'10" x 12'7")



A bright and airy space with a large bay window to the front and further side window for dual-aspect light. Carpeted flooring, a Portuguese limestone fire surround set on slate base with glass fronted inset wood burner, radiator, hanging pendant light, and USB sockets make this a comfortable setting for relaxing or entertaining.

HALLWAY

4.49 x 1.10 (14'8" x 3'7")



Through an archway is the hallway, where the wooden flooring continues. Doors lead to the downstairs bedrooms, complemented by hanging pendant lights, a radiator, and well-sized airing cupboards providing excellent storage.

PRIAMRY BEDROOM

3.72 x 3.85 (12'2" x 12'7")



Bright spacious carpeted double room bedroom with built-in wardrobes and ensuite bathroom, USB sockets, and dual-aspect double-glazed windows to the front and side, filling the room with natural light.

ENSUITE

1.27 x 2.60 (4'1" x 8'6")



Finished with grey vinyl flooring, white WC, ceramic sink set in a black worktop with storage below, large mirror with lighting above, silvertone heated towel rail, and a shower cubicle with glass sliding doors, black marble-effect splashback, and electric shower. Obscured window and extractor fan.

BEDROOM 2

3.70 x 3.11 (12'1" x 10'2")



Spacious double room with wood flooring, radiator, dual-aspect double-glazed windows, and spotlights make this a bright and flexible room.

BEDROOM 3

3.38 x 2.53 (11'1" x 8'3")



Bright and airy double bedroom with carpet, radiator, double-glazed window, and pendant lighting.

BATHROOM

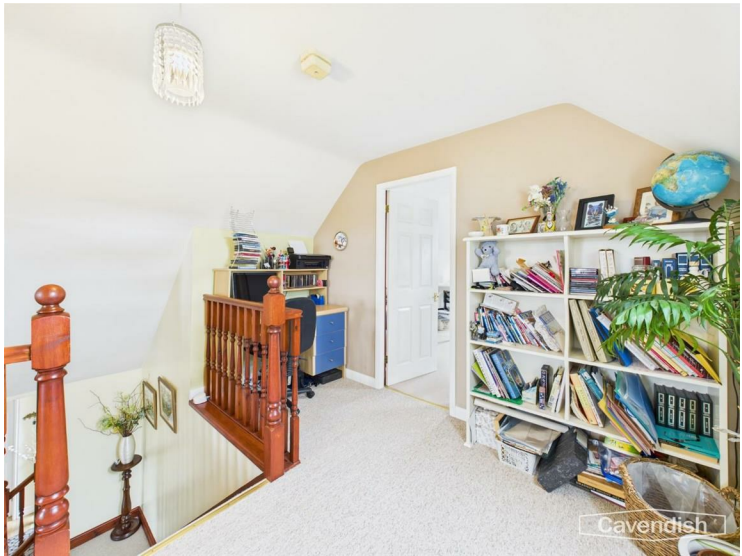
2.11 x 3.29 (6'11" x 10'9")



A generous bathroom with carpeted flooring, separate white bath with wood panel surround and gold fittings, WC, freestanding sink with mirror above, and a step up to a shower cubicle with glass door and electric shower. Finished with red wall tiling, storage cupboard, radiator, and obscured window.

LANDING

7.44 x 3.48 (24'4" x 11'5")



SECOND RECEPTION



The landing is carpeted and finished with a wooden balustrade, currently utilised as a versatile second living room. Characterful sloped ceilings add charm, while a Velux window and a striking arched feature window flood the space with natural light and frame far-reaching views over Hope Mountain and beyond. Two pendant lights, a radiator, and a fibre Wi-Fi hub connection point complete this bright and flexible area.