

Cavendish

RESIDENTIAL

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Chester Road

Penyffordd,
Chester, Flintshire CH4 0JZ

Price
£595,000

NEWLY BUILT AND COMPLETED AUGUST 2020, A VERY IMPRESSIVE FIVE BEDROOM DETACHED HOUSE WITH LARGE AND VERSATILE ACCOMMODATION ARRANGED OVER 3 FLOORS PLUS DETACHED DOUBLE GARAGE. Located within secluded and private gardens off a small no-through lane just off the centre of the village ideal for access to Chester and beyond. Built to a high specification and a contemporary design it affords large reception and galleried landing, cloakroom, three reception rooms, 35ft kitchen / family room, utility room, four bedrooms to the first floor, three with en suite shower rooms, and family bathroom. Self-contained upper floor providing a large living and bedroom area with kitchenette and luxury bathroom. Gas heating, Security system with camera system. Gated access with large block paved drive and parking area patio with hot tub, private lawned gardens and an oversize double garage.

www.cavendishresidential.com

This stunning newly completed 3 storey house offers a very large and versatile home with extensive rooms arranged over three floors with the potential for a self-contained apartment to the second floor ideal for a dependant relative with its' own kitchen and luxury bathroom. Benefitting from an Architects certificate on completion it stands within private and mature gardens with new boundary walls to the front with electrically operated gated entrance. There are wide and private lawns to one side and the front enjoys far reaching views towards Hope Mountain.

LOCATION

The village of Penyffordd lies in a convenient position for access to Chester, Wrexham, Mold and the A55 at Dobshill enabling ease of access throughout the region. Alternatively there are good railway links to main towns and beyond. There are facilities catering for most daily requirements within the village together with the noted secondary school Castell Alun in nearby Hope.



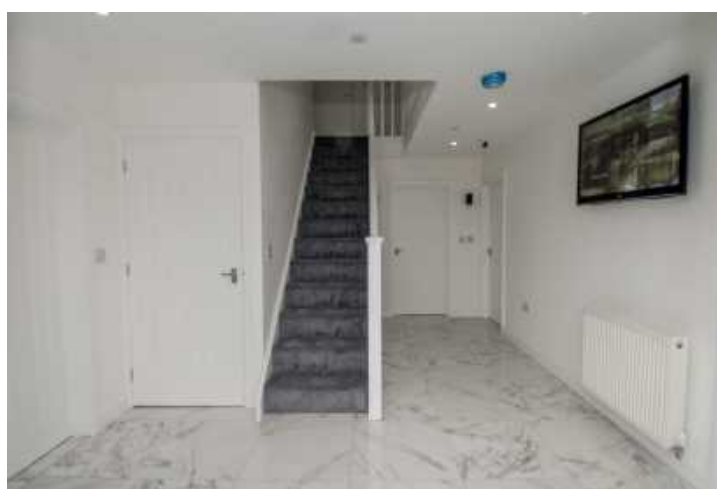
THE ACCOMMODATION COMPRISES:

Full height double glazed display window in anthracite grey with central door opening to a splendid galleried landing with downlighters.

RECEPTION HALL

5.21m x 3.53m (17'1" x 11'7")

Staircase rising off, white marble effect tiled flooring and wall light points. Twin panelled doors leading to the lounge.



LOUNGE

5.44m x 4.98m (17'10" x 16'4")

Wide double glazed window with pleasing aspect over the front garden secondary window to side, large white marble effect tiled floor, tv and satellite points and two panelled radiators.



DAY LOUNGE

5.54m x 4.37m (18'2" x 14'4")

Wide double glazed window to the front elevation, double glazed french doors opening to the right hand side, ceiling downlighters, large white marble effect tiled floor, tv point and panelled radiator.



HOME OFFICE

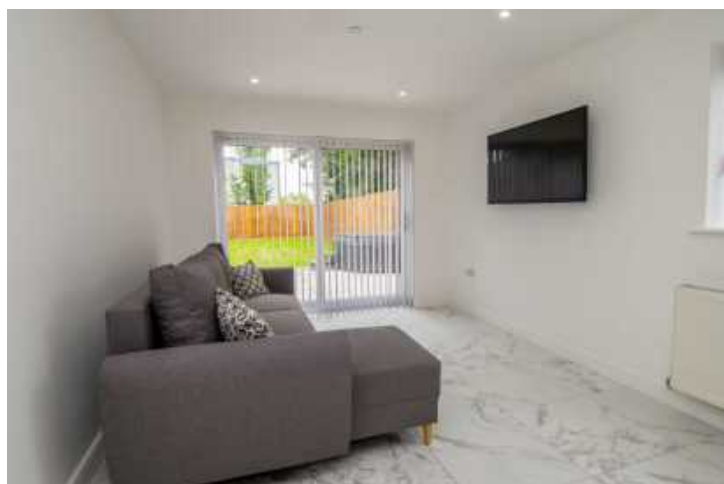
5.61m (max) x 2.13m (18'5" (max) x 7')

A central room with matching flooring, double glazed window and panelled radiator.

KITCHEN, DINING & FAMILY ROOM

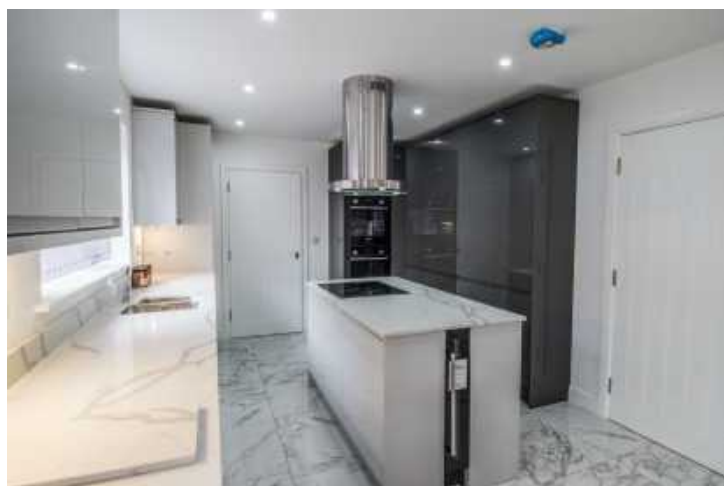
10.80m x 3.20m (35'5" x 10'6")

A truly outstanding room which extends across the majority of the full width of the house, providing a most adaptable room which affords a high degree of natural lighting with three double glazed windows and a wide double glazed sliding patio door opening to the patio and private garden.



KITCHEN

Fitted with a new contemporary base and wall mounted cupboards and drawers with a dark anthracite grey and white toned finish to door and drawer fronts and contrasting white granite working surfaces to include upstand. Inset 1½ bowl stainless sink with mixer tap, two integrated Bosch ovens, fridge, freezer and integrated Bosch dishwasher. Large central dais with matching units and solid granite working surface which incorporates a wine chiller, four-ring Bosch ceramic hot and a large glass and stainless steel hood above. Ceiling downlighters, large white marble effect tiled flooring and two panelled radiators.





UTILITY ROOM

3.07m x 1.45m (10'1" x 4'9")

Designed with matching units and granite working surfaces with upstand and splashback, it includes a stainless steel sink with mixer tap. Integrated Hotpoint washer and separate Hotpoint dryer. Flooring to match, ceiling downlighters, extractor fan, panelled radiator and double glazed door to the rear.

BOILER/PLANT ROOM

With a Logic gas fired condensing combination boiler providing hot water to a pressurised cylinder.

FIRST FLOOR



GALLERIED LANDING

With downlighters, enclosed staircase to the second floor and panelled radiator.

INNER LANDING

With a useful walk-in storeroom which extends under the staircase. Panelled radiator.

BEDROOM ONE

5.49m x 4.60m (18' x 15'1")

Double glazed window to the front, ceiling downlighters, tv point, telephone point and radiator.



EN SUITE SHOWER ROOM

2.62m x 0.91m (8'7" x 3')

Floor level full width cubicle with glazed screen and high output shower with monsoon style head. Vanity unit incorporating splashback, under cupboard and low level wc. Tiled walls, extractor fan, double glazed window and radiator.

BEDROOM TWO

4.95m x 4.32m (16'3" x 14'2")

Two double glazed windows, one with pleasing westerly views towards Hope Mountain. Ceiling downlighters, tv point, telephone point and panelled radiator.



BEDROOM FOUR

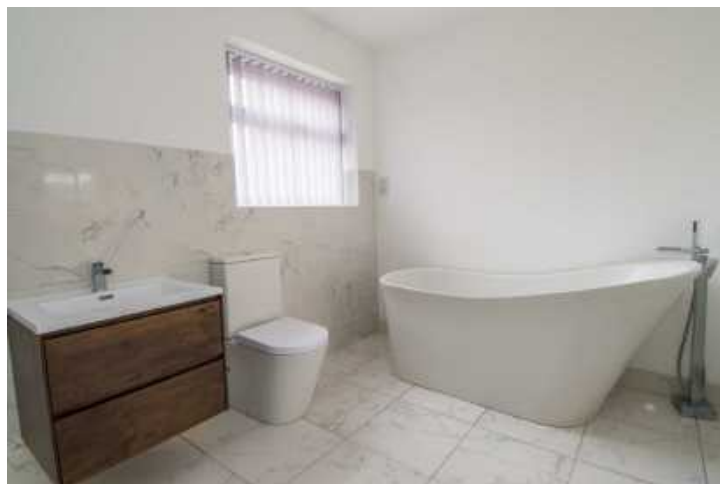
4.09m x 3.91m (13'5" x 12'10")

Double glazed window with westerly views towards Hope Mountain and panelled radiator.

BATHROOM

3.40m x 2.36m (11'2" x 7'9")

Luxury white suite with free standing contemporary roll edge bath, large floor level shower cubicle, pedestal wash basin and wc.



EN SUITE SHOWER ROOM

2.92m x 0.86m (9'7" x 2'10")

Floor level corner cubicle with glazed screen and electric shower, and vanity unit with splashback and low level wc. Tiled walls, extractor fan and radiator.

BEDROOM THREE

5.36m x 4.09m (17'7" x 13'5")

(rear right) Double glazed window, downlighters and panelled radiator.



EN SUITE SHOWER ROOM

2.36m x 1.17m (7'9" x 3'10")

Floor level square cubicle with glazed screen and a high output shower with monsoon style head, fitted wash basin with tiled splashback and low level wc. Extractor fan, shaver point and panelled radiator.



ENCLOSED STAIRCASE

Rising to the second floor.

SECOND FLOOR

A very large and adaptable area, which could be suitable as the master suite as it benefits from a kitchenette and shower room, ideal for a dependent relative or as a games room.

MASTER BEDROOM SUITE

10.67m x 5.08m plus 2.44m x 2.44m bay (35' x 16'8" plus 8' x 8' bay)

Vaulted ceiling with downlighters, wide and westerly facing window with splendid views of Hope Mountain, two velux roof lights and two panelled radiators.



KITCHENETTE

3.58m x 2.46m (11'9" x 8'1")

Fitted base and wall units in a mid-grey toned finish to door and drawer fronts and contrasting working surfaces to include an inset single drainer sink with mixer tap and drainer. Integrated microwave oven, fridge and freezer. Tiled splashbacks, panelled radiator, double glazed window and velux roof light.



BATHROOM

3.58m x 1.52m (11'9" x 5')

White suite comprising a spa bath, corner cubicle with floor level tray, screen and a high output shower with a monsoon style head, vanity unit with wash basin and tiled splashback and low level wc. Extractor fan and panelled radiator.

OUTSIDE

The house stands on a small secured no-through lane just off the Chester road.

Approached via a new gated entrance with electric gates opening to a wide brick paved drive providing extensive parking and access to the garage.



GARDENS

Mainly to the left hand gable of the house with wide informal lawns with screen fencing and wide paved patio.



GARAGE

5.92m x 5.38m (19'5" x 17'8")

A large detached double garage of cavity wall construction to match the house, with electric roller shutter door.



AML

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

DIRECTIONS

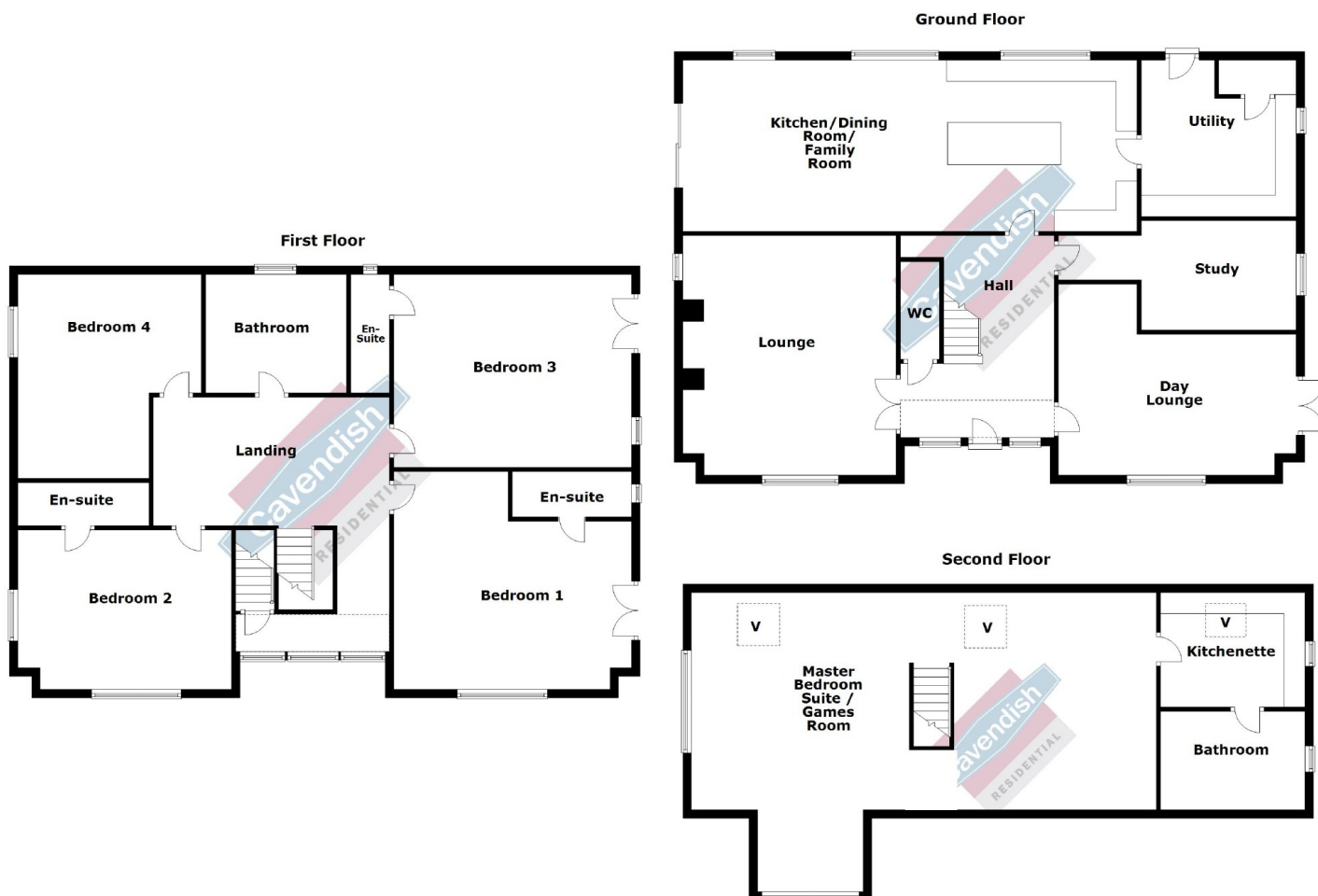
From the Agent's Mold office proceed along Chester Street and on reaching the mini-roundabout turn right onto Chester Road. At the main roundabout on the outskirts of the town take the third exit onto the A541 Wrexham Road. After approximately half a mile take the left fork for Penymynydd/Chester. On reaching the roundabout on the outskirts of Penymynydd take the third exit onto the by-pass and then take the first left turning for Penyffordd. Continue through the village, passing the shop on the left hand side, and turn left onto the Chester road. Continue for some 75 yards and turn right onto a concealed lane and follow this for some 75 yards and the property is on the right.

VIEWING

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

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

HME/JF



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.

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