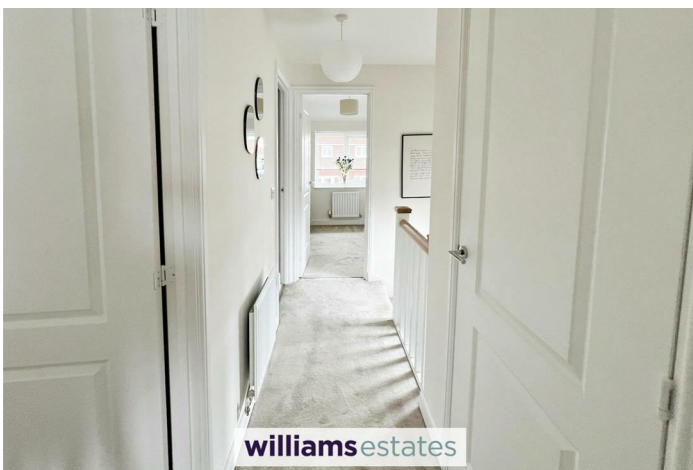


williams estates



**48 Ffordd Glynne, Penymynydd, CH4
0TW**

£295,000

 3  2  2  B

EPC - B84

Council Tax Band - D

Tenure - Freehold

Ffordd Glynne, Penymynydd

3 Bedrooms - House - Semi-Detached

Stunning 3 bedroom semi-detached property with driveway parking and larger than average rear garden. With living room, kitchen / dining room, cloakroom/ WC. The upper floor offers three bedrooms, en-suite and family bathroom. Gas fired central heating and double glazing.

EPC - B-84, Council Tax Band - D, Tenure - Freehold



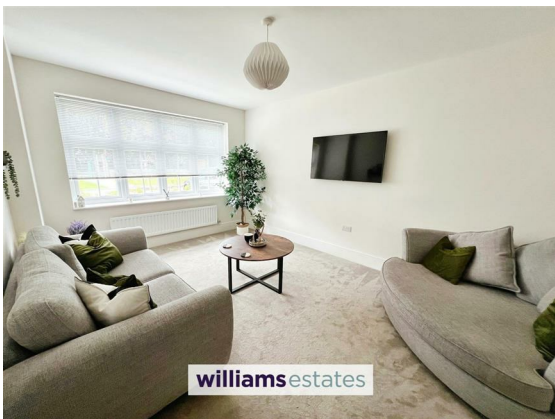
Location

The property is situated in the popular village of Penymynydd. The location offers local shops, cafes, public houses and local schools. The location is perfect for accessing the A55 Expressway at Dobshell providing good access onto Chester, the M56, the M53 and various other towns along the North Wales coast.

Three train stations within easy reach of the property with station at Penyffordd, Hawarden and Buckley which can provide access into Liverpool or Wrexham. Broughton Retail Park is within a short driveway with larger high street shops, eateries and cinema complex.

Description

A well appointed three bedroom semi-detached house forming part of the desirable estate in popular village of Penymynydd.



The accommodation briefly comprises: entrance hall, living room, open-plan kitchen/dining area fitted with an extensive range of units and enjoying French doors to the garden, utility room, downstairs WC, landing with airing cupboard, bedroom one with en-suite shower room, two further good sized bedrooms and family bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating.

Externally there is a well maintained front lawn with driveway. To the rear there is a fully enclosed garden laid to lawn with a flagged patio.

Accommodation

Entering this property via a paved pathway and through a double glazed composite door with window to side; recessed light.

Entrance Hallway

Light, bright entrance hallway with stairs leading off to the upper floor. Understairs cupboard for additional storage. Radiator and doors leading off to all rooms;

Cloakroom/ WC

Low level flush WC, corner wash basin and mixer taps, radiator and double glazed window to the front elevation.

Living Room

15'11" x 11'10" (4.85 x 3.61)

A modern room with double glazed window to the front elevation overlooking the front garden. Radiator.



Kitchen/Dining Room

18'3" x 11'4" (5.56 x 3.45)

A perfect entertaining kitchen/ diner with ample space to host a family meal. With a modern range of kitchen units including wall draw and base units with complimentary worktops and matching upstands. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Gas hob with stainless steel splashback and extractor above, fridge/freezer, and dishwasher. Recessed LED spotlights, radiator and tiled floor. Ample space for dining table with double glazed doors providing access into the rear garden and double glazed window in the kitchen area. Cupboard with additional storage.



Stairs and Landing

Stairs leading to the upper floor with landing, loft access, airing storage cupboard, radiator.

Bedroom One

11'5" x 11'4" (3.48 x 3.45)

Bright, light double room to the front elevation, with built in wardrobe with hanging space and shelves. Double glazed window over looking the front garden. Door leading into;

Ensuite

With low level WC, wall mounted washbasin and mixer taps, shower cubicle with overhead shower and wall attachments. Chrome ladder style towel radiator.



Bedroom Two

11'8" x 11'3" (3.56 x 3.43)

Another double bedroom with double glazed window to the rear elevation. Built in storage cupboard & radiator.

Bedroom Three

8'8" x 8'8" (2.64 x 2.64)

Currently used as a dressing room/ home office; this room offers plenty of natural light and overlooks the front garden. With double glazed window and radiator.

Bathroom

Modern white suite comprising of a panelled bath with mixer tap, shower over ; wall mounted wash hand basin with mixer tap, tiled splashback. Low level WC. Recessed ceiling spotlights, extractor, tile effect flooring, electric shaver point, chrome ladder style towel radiator. Double glazed frosted window to the rear elevation.



Outside

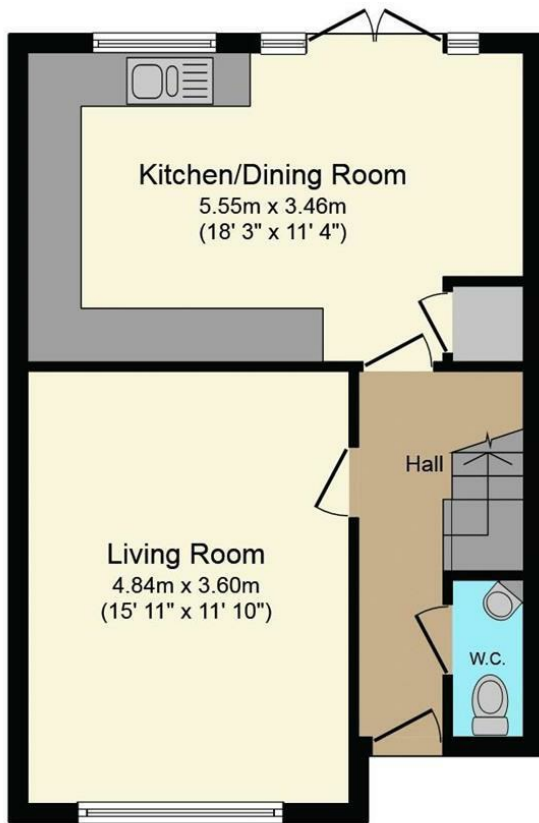
To the front of the property there is a well presented lawned garden with shrub border. A tarmac driveway which provides back to back parking for three cars.

A gate provides access into the 'larger than average' rear garden which is mainly laid to lawn with a gravel patio area providing a sunny spot to relax or entertain.

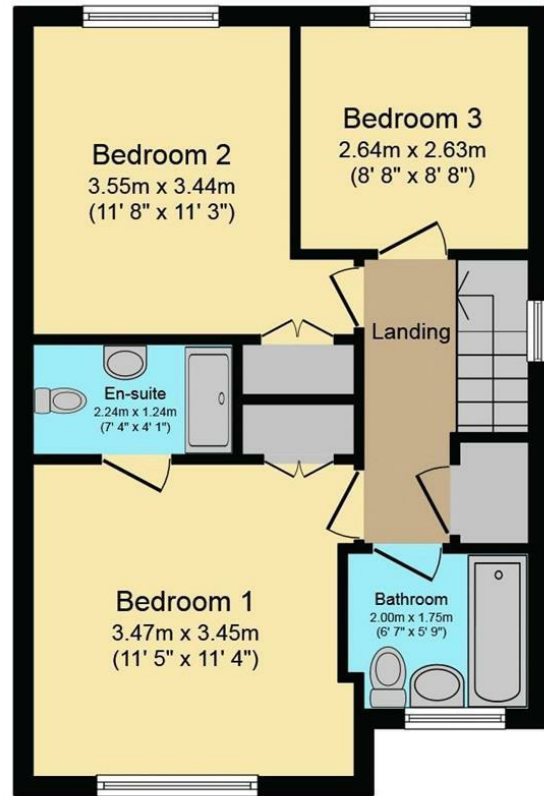
Agents Notes

* Property is subject to an estate management fee of £265 annual fee





Ground Floor



First Floor

Total floor area 90.3 m² (972 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.