

DRAFT DETAILS

Constables

SALES & LETTINGS



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B

33 Ffordd Glynne Penymynydd

£309,000

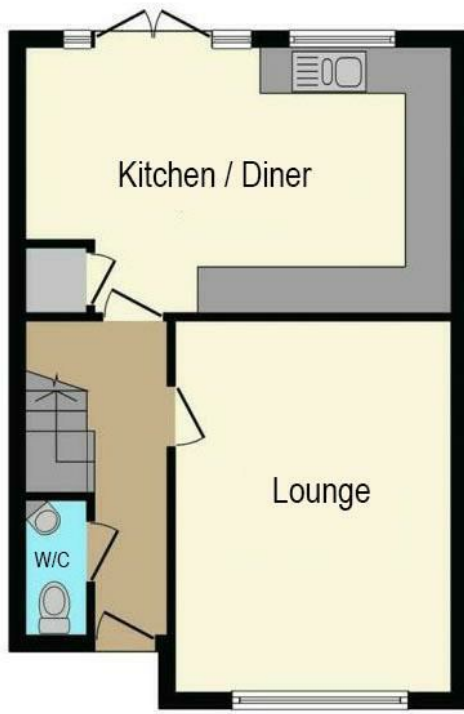


Constables are delighted to offer to the market this fantastic three bedroom semi detached new build family home. This property is still within builders warranty and has a large amount of upgraded features from standard.

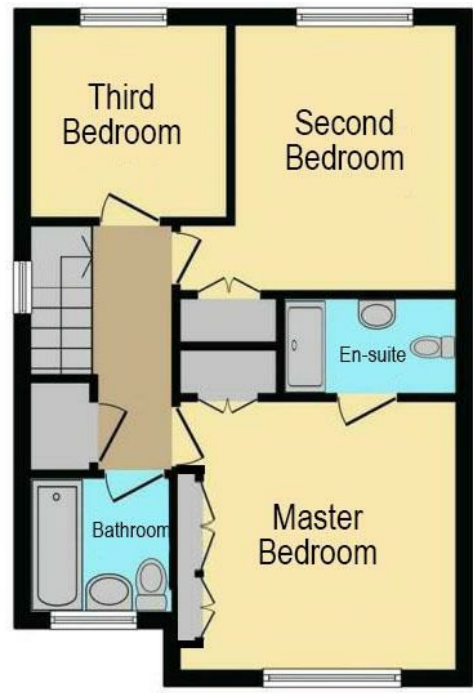
The accommodation briefly comprises: entrance hall, living room, open-plan kitchen/dining area fitted with an extensive range of units and enjoying French doors to the garden, utility room, downstairs WC, landing with airing cupboard, bedroom one with en-suite shower room, two further good sized bedrooms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

Externally there is a driveway with off road parking for two vehicles. To the rear there is a fully enclosed garden laid to lawn with an elevated Indian stone patio.

Penymynydd is a popular village with a variety of shops, cafes and public houses, as well as local schools. The property is ideally situated for access to the A55 at Dobshell, giving good access to Chester, M56, M53 and a number of other towns along the north Wales coast. There are three train stations within easy walking distance of the property, with Penyfordd station, Hawarden station and Buckley station offering access to Liverpool and Wrexham. The property is also within a short driveway of a larger high street retail park with shops, restaurants and a cinema complex at Broughton.



Ground Floor



First Floor

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		



Entrance Hall

Lounge
15'11 x 11'10

Kitchen / Diner
11'04 x 18'01

W/C

First Floor

Master Bedroom
11'4 x 11'4

En-Suite
7'4 x 4'3

Second Bedroom
11'4 x 11'8

Third Bedroom
8'07 x 8'07

Family Bathroom
6'7 x 5'09



