



45 Oak Drive

Penyffordd, Chester, CH4 0AW

Offers In The Region Of £335,000



45 Oak Drive

Penyffordd, Chester, CH4 0AW

Offers In The Region Of £335,000



Property Description

Reid and Roberts Estate and Letting Agents are delighted to offer For Sale this well presented Detached House located on Oak Drive, in the ever popular Groves development in Penyffordd. The property is located within a few minutes walk from the village centre and is finished to an impeccable standard throughout. Viewing is highly recommended

The light and spacious accommodation in brief comprises: welcoming Entrance Hallway, generous size Lounge, open plan Kitchen/Dining Room and W.C. to the ground floor. To the First Floor you will find Four Bedrooms, master having En Suite facilities and a Family Bathroom. Externally to the front there is a driveway providing 'Off Road' parking and leading to the integral garage with power, lighting and plumbing for washing machine. To the rear there is a fully enclosed private garden with artificial lawn and sandstone patio area. The property also benefits from gas central heating and double glazing.

The sought after village of Penyffordd offers a good range of local amenities to include a primary school, a small range of local convenience shops and two local public houses. Conveniently situated mid-way between Mold and Chester enabling ease of access to commuter links, such as the A55 Expressway at Dobshimm and M56/53 Motorways, allowing swift passage further into North Wales, towards Chester City, Wirral, Liverpool or Manchester, and to the local business and industrial parks in Chester & Deeside.

ACCOMMODATION COMPRISES

The property is approached via a tarmac driveway leading to the integral single garage. A paved pathway with golden gravel garden area to the side leads to the front entrance.

Composite door with double glazed panels opens into:

Entrance Hallway

A welcoming space having stairs leading to the first floor accommodation and doorway leading to:

Lounge

15'11" x 11'5" (4.87 x 3.49)

Spacious room with wall mounted electric fire with floating marble effect surround, large understairs storage cupboard, t.v. aerial point and large double glazed window allowing natural light to flow into the room to the front elevation.

Glazed door opens into:

Kitchen/Diner

18'8" x 10'7" (5.7 x 3.24)

Fitted with a range of modern, high gloss wall, base and drawer units

with complimentary work surfaces over, one and a half sink bowl unit with drainer and mixer tap, splash back wall tiling, range of integral appliances to include four ring electric hob with extractor hood over and electric double oven beneath, dishwasher, glass fronted wine fridge and fridge freezer. Tiled flooring, t.v. aerial point, double panel radiator and double glazed window overlooking the rear elevation.

Doors lead to garage, w.c. and rear garden

Ground Floor W.C

4'10" x 4'0" (1.49 x 1.22)

Fitted with a two piece suite comprising pedestal wash hand basin with splashback tiling and low level flush w.c. Tiled flooring, heated chrome towel rail and frosted double glazed window to the side elevation.

STAIRS FROM HALLWAY LEAD TO:

Landing

With loft access point and access to all First Floor accommodation.

Bedroom One

14'8" x 11'5" (4.48 x 3.49)

A generous sized room fitted with a range of wardrobes with sliding doors, built in storage cupboard with slatted shelving, double panel radiator and double glazed window to the front elevation.

Door leads into:

En Suite

7'5" x 4'7" (2.28 x 1.40)

Fitted with a modern three piece suite comprising shower cubicle with wall mounted electric rain shower, pedestal wash hand basin and low level flush w.c. Partial wall tiling, vinyl flooring, heated towel rail and frosted double glazed window to the front elevation.

Bedroom Two

12'0" x 8'10" (3.66 x 2.7)

Fitted with a range of wardrobes with mirror fronted sliding doors, double panel radiator and double glazed window to the front elevation.

Bedroom Three

11'11" x 7'8" (3.65 x 2.34)

Having t.v. aerial point, single panel radiator and double glazed window to the rear elevation.

Bedroom Four

8'11" x 8'4" (2.72m x 2.54m)

With single panel radiator and double glazed window to the front elevation.

Tel: 01352 700070

Family Bathroom

6'6" x 6'3" (2.00 x 1.93)

Fitted with a modern white three piece suite comprising panelled bath with mains powered rain shower over, pedestal wash hand basin and low level flush w.c. Full wall tiling, vinyl flooring, heated towel rail and frosted double glazed window to the rear elevation.

OUTSIDE

The property is approached via a tarmac driveway providing 'Off Road' parking for two vehicles and leading to the integral single garage. A paved pathway leads to the front entrance and there is a golden gravelled garden area to the side designed with ease of maintenance in mind. The South facing rear garden is private and fully enclosed. There is an Italian Sandstone patio area that is ideal for entertaining and Al Fresco dining during the warmer months. There is an artificial lawned area along with steps down to a gravelled area which is ideal for storage or a shed.

Garage

With up and over door to the front, void and plumbing for washing machine, power and light.

Council Tax - Band E

EPC Rating - B

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070.

Services

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Do You Have A Property To Sell

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for a member of our Sales Team to visit your property to give you an up to date market valuation FREE of charge with no obligation.

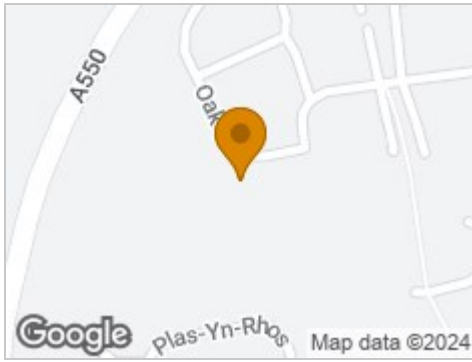
Opening Hours

Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm



Road Map



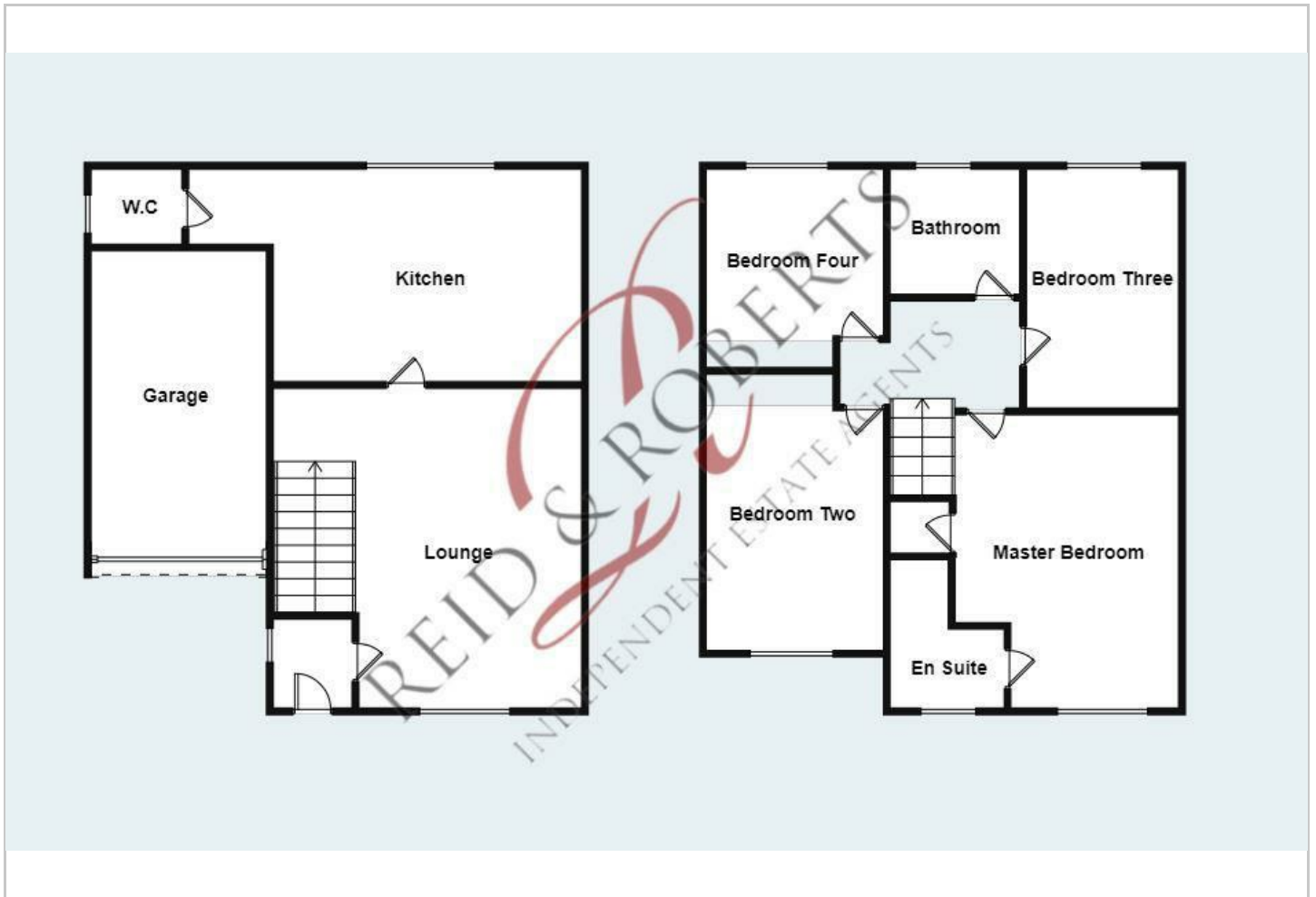
Hybrid Map



Terrain Map



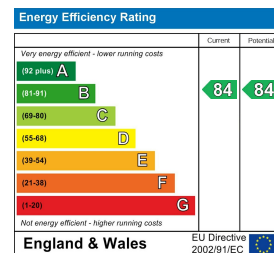
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.