



Berwyn Avenue | | Penyffordd | CH4 0HS

Offers in the region of £359,950



ROSE RESIDENTIAL

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This extended three bedroom bungalow has been thoughtfully renovated to a high standard, offering stylish and versatile living space. The property benefits from quality finishes including Karndean flooring, a range of integrated kitchen appliances, and the reassurance of a new roof fitted in recent years. To the rear, the property enjoys a beautifully landscaped garden which is an ideal spot to relax and enjoy the evening sun.

Entrance & Hallway

A side facing external door opens into the spacious inner hallway which provides access to all rooms within the property.

Lounge

14'11" x 14'0" (4.56m x 4.29m)

This beautifully presented lounge offers a bright and welcoming space, ideal for both relaxing and entertaining. A large front facing UPVC double glazed window with modern white shutters floods the room with natural light whilst maintaining privacy. The space is further enhanced by a coal effect gas fire with surround, a radiator, and stylish herringbone-patterned Karndean flooring which adds a touch of elegance.





Open Plan Kitchen & Living Area

25'4" (max) x 24'0" (max) (7.73m (max) x 7.33m (max))

Added by the current owners, this striking open-plan kitchen, dining and family area perfectly balances contemporary style with everyday practicality. Flooded with natural light from a vaulted ceiling and multiple skylights, the space feels wonderfully bright, airy and inviting.

The kitchen is fitted with sleek, high-gloss wall and base units, complemented by a central island with breakfast bar seating. A full range of integrated appliances is included - separate fridge and freezer, dishwasher, washing machine, electric oven and a five-ring gas hob with glass extractor above - ensuring both style and convenience.

The living area is centred around a feature log-burning stove, providing a warm and welcoming focal point. Expansive windows and glazed doors open out to the landscaped rear garden, creating a seamless flow between indoor and outdoor living.

Finished with quality flooring throughout, this exceptional space is ideal for relaxed family living as well as entertaining on a larger scale.

Bedroom One

12'10" x 9'11" (3.93m x 3.03m)

An extremely well proportioned main bedroom featuring fitted wardrobes, radiator, fitted carpet and rear facing UPVC double glazed window which looks into the living area and garden beyond.

Bedroom Two

9'11" x 12'8" (3.04m x 3.88m)

Another well proportioned double bedroom with front facing UPVC double glazed window, radiator and fitted carpet.

Bedroom Three

7'11" x 9'11" (2.43m x 3.04m)

The third bedroom, whilst the smallest of the three, is still generously proportioned and can comfortably accommodate a double bed. It benefits from a side facing UPVC double glazed window, fitted carpet, and radiator.



Family Bathroom

A well appointed bathroom fitted with a contemporary four-piece suite comprising of a panelled bath, a separate fully tiled shower enclosure with glazed screen, mains shower, and a stylish vanity unit housing both the WC and wash hand basin. There is a side facing UPVC double glazed window with privacy glass, heated chrome towel rail and fully tiled walls.

External

Externally, the property is equally impressive. To the front, there is a gravelled garden area with well-established shrub border. A block-paved driveway providing ample off-road parking leads down the side of the property to a single garage.

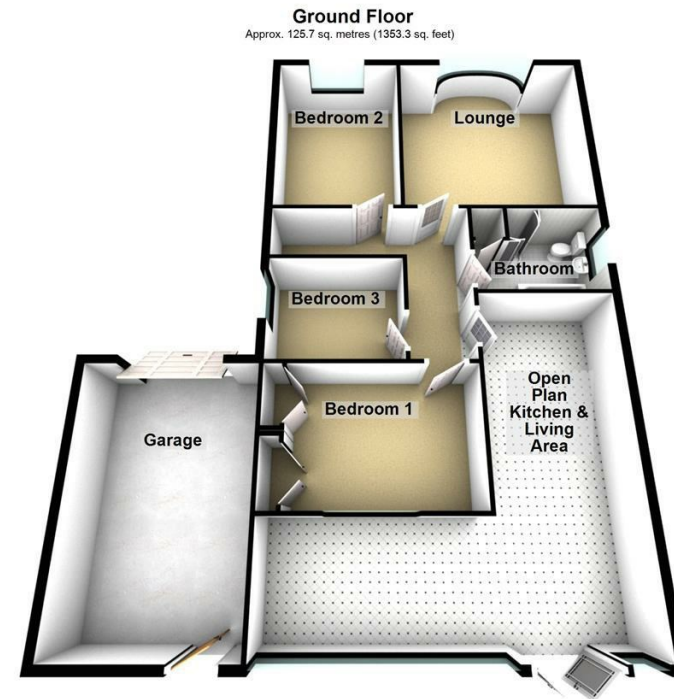
To the rear, the property enjoys a beautifully landscaped garden, designed with both appeal and practicality in mind. A generous paved patio offers the perfect space for outdoor seating and entertaining, with steps rising to a neatly maintained lawn bordered by an array of mature plants, shrubs, and vibrant flower beds. A stone pathway runs through the centre of the lawn, guiding you to an elevated paved terrace with contemporary glass screening - an ideal spot to relax and enjoy the evening sun.

Disclaimer

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All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition. By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.





Total area: approx. 125.7 sq. metres (1353.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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