



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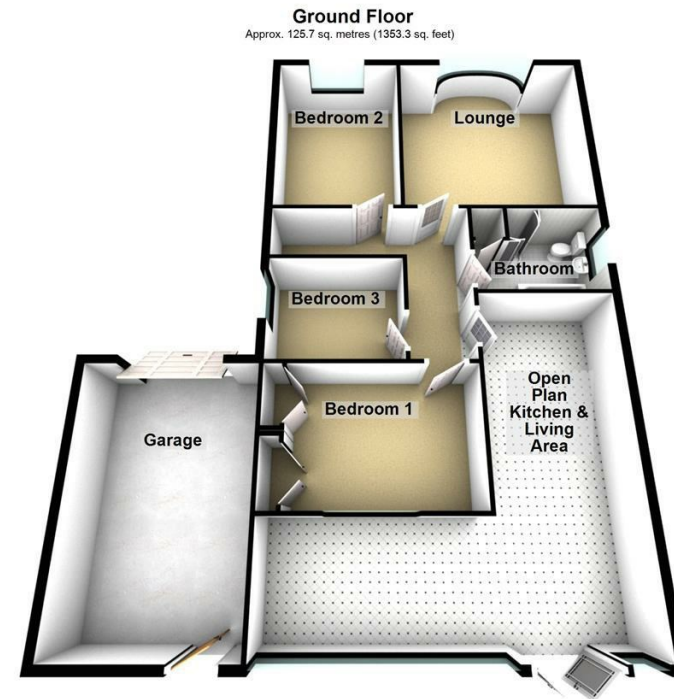
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Total area: approx. 125.7 sq. metres (1353.3 sq. feet)

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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