



**PORTFOLIO**  
from



3 Orchard Place, Abbots Lane, Penyffordd



# 3 Orchard Place

*This large and beautifully presented detached family home at the end of a prestigious cul-de-sac benefits from wraparound gardens, double garage, up to 4 bedrooms, 2 bathrooms, and 3 - 4 reception rooms - a generously sized and versatile home.*



## The property is approached

over paved flagged pathways to a tiled threshold with canopy porch over with recessed downlights, an attractive front door with glazed panel inserts and double glazed panel adjacent, leading into the Entrance Hall.

## Entrance Hall

A large and impressive Entrance Hall, atrium-style with gallery landing above, with stone-effect floor tiling, recessed ceiling spot lights, coved ceiling, radiator, two large understairs storage cupboards with hanging rail, and staircase rising to the first floor landing.

## Lounge

21' 10" + bay x 11' 11" ( 6.65m + bay x 3.63m )

With an attractive display bay window to the front elevation with uPVC double glazed panel inserts, a central fireplace with inserts, coal-effect living flame gas fire in a decorative marble surround and mantle, sliding uPVC double glazed doors to the rear terrace and garden with lovely views, radiator, and twin doors with multi panelled glazed inserts leading into the Dining Room.

## Dining Room

11' 4" x 11' 10" ( 3.45m x 3.61m )

With a coved ceiling, radiator, and a uPVC double glazed window overlooking the rear garden.



## Study/Bedroom Four

10' 1" x 7' 7" ( 3.07m x 2.31m )

With a coved ceiling, timber-effect flooring, and a radiator.

## Utility Room

6' 9" x 6' ( 2.06m x 1.83m )

Comprising work surface with an inset stainless steel sink and drainer unit with cupboard under, space and plumbing for a washing machine, matching range of wall cabinets to include display shelving, radiator, a double glazed door leading out to the side pathway and garden with a double glazed frosted window adjacent.

## Cloakroom/WC

Comprising a low-level WC, wash basin with tiled splashback, coved ceiling, a frosted uPVC double glazed window to the side elevation, radiator, and a tiled floor.

## Kitchen/Breakfast Room

14' 8" x 12' 5" ( 4.47m x 3.78m )

A lovely light and spacious family living space with ample room for a table and chairs, recessed ceiling spotlights, fitted kitchen units both wall and base with timber-effect work surface with drawers and cupboards under, an inset one and a half bowl sink and drainer unit with mixer tap over, inset 4-ring gas hob with concealed fan unit over,



integral oven and grill combination unit, integral dishwasher, integral large fridge with cupboard above and below, continuation of the stone-effect floor tiling, floor-mounted Worcester boiler for central heating and domestic hot water in a matching floor cupboard, matching range of wall cabinets to include open fronted display shelving and glass-fronted cabinet, a uPVC double glazed window to the side elevation, and uPVC double glazed patio doors opening into the Conservatory.

### Conservatory

13' 2" x 12' 5" (4.01m x 3.78m)

A beautiful extended living space with dwarf walls with display cill capping, part with exposed brick wall, vaulted conservatory-style roof with opening vent windows, double glazed full surround with multiple opening top vent windows with decorative stained glass and leaded light effect, uPVC double glazed patio doors opening to the rear terrace and garden. The conservatory has lovely views over the gardens on all sides.

### First Floor Landing

A turning staircase with timber spindles, newel posts and spherical finials leading up from the ground floor to a wide and light gallery landing with an attractive arched window at half landing height looking over the front garden. The space is accentuated by being galleried over the hallway, with a coved ceiling, recessed ceiling spotlights, access to roof storage space, and a radiator.

### Bedroom One

24' 3" x 11' 11" (7.39m x 3.63m)

A fabulous master suite with ample space for bedroom, study and dressing area. This room could be sub-divided to make two bedrooms as required. With two sets of uPVC double glazed windows overlooking the rear garden, two radiators, coved ceiling, carpeted floor, over-bed wall light points, an extensive range of high quality wardrobe cupboards currently in situ and available to a







potential purchaser as required, and a further matching kneehole vanity unit with drawers.

### En-Suite Shower Room

Large and well appointed, fully tiled shower cubicle with electric shower and screen door. pedestal wash basin, low level WC, stone-effect floor tiling, wall tiling with feature band, tiled display cill, uPVC double glazed window to side, wall-mounted extractor fan, cupboard with timber doors and shelving, radiator, recessed ceiling spotlights.

### Bedroom Two

11' 11" x 11' 11" (3.63m x 3.63m)

### Bedroom Three

11' 11" max x 9' 9" (3.63m max x 2.97m)

### Bathroom

Large and well appointed with a 4-piece suite comprising a panelled bath in a tiled surround, low-level WC, pedestal wash basin, fully tiled shower cubicle with thermostatic shower valve and shower screen door, decorative wall tiling to dado height with feature banding, tiled floor, radiator, recessed ceiling spotlights, wall-mounted extractor fan, and a frosted uPVC double glazed window.



### Externally

Front: block paved parking for 2 cars in front of the garage, with meandering flagged pathways, garden laid to level lawn, raised circular flowerbed, flanked by mature hedging and shrubbery bed, gated access to either side. The principal gardens lie to the side and rear. To the rear of the garage is a wide and useful flagged terrace upon which sits a timber-framed greenhouse. The gardens wrap around the conservatory and are particularly private, screened by mature hedging and beautifully landscaped, with an abundance of mature shrubs and flowering plants,

an ornamental pond with rocky surround, a large flagged terrace ideal for alfresco dining, level lawns with flower and shrubbery beds, and outside lighting. Adjacent to the garage is a useful timber store shed of generous size.

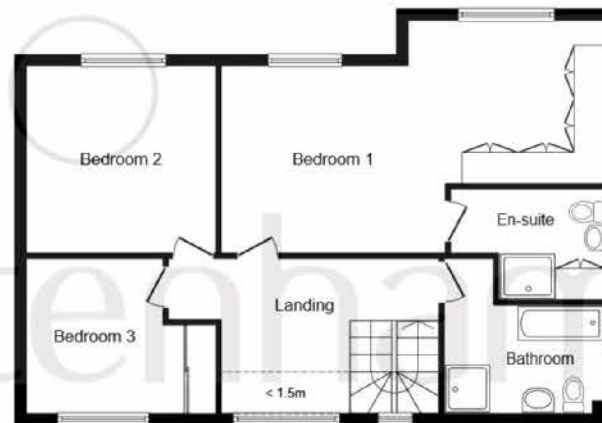
### Detached Double Garage

17' 5" x 16' 9" (5.31m x 5.11m)

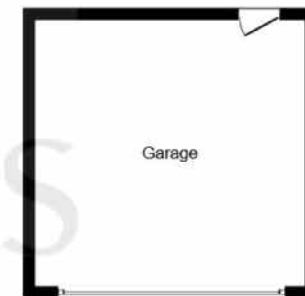
With an electric up-and-over door to the front elevation, fitted sink unit with water heater and cupboards under, overhead storage space, electric light and power, and a door to the side garden.



**Ground Floor**



**First Floor**



**Garage**

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welcome to

## 3 Orchard Place, Penyffordd

A large and beautifully presented detached family home at the end of a prestigious cul-de-sac with wraparound gardens, double garage, and light and spacious rooms, in the extremely popular village of Penyffordd, with its fine range of local amenities including schools, shops, and a notable gastro pub. The retail park at Broughton lies within easy reach, as do Wrexham and Chester, with the A55 trunk route connecting Wales to the motorway network also near at hand. Council Tax Band: G

Offers in the region of

**£475,000**

- With up to 4 Bedrooms, and 2 Bathrooms
- 3 - 4 Reception Rooms
- Wraparound Gardens
- Double Garage

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

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