

Town & Country

Estate & Letting Agents

Rhos Road, Penyffordd

Offers Over £379,000



This period home is located in a sought-after village and sits on a large plot with a separate annex at the back. It has UPVC double glazing and gas central heating. The main house has an entrance hall, living room, dining room, kitchen, three bedrooms, and a modern bathroom. The annex has its own access and features a kitchen, living room/fourth bedroom, wet room, and cloakroom.

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DESCRIPTION

This attractive period home is located in the heart of a family-friendly and sought-after village. The property is situated on a generous sized plot with an annex to the rear, which can be used independently or integrated into the main residence. The property has the benefit of UPVC double glazed and gas central heating. The property comprises an inviting entrance hall, a living room, a dining room, a kitchen, and a first-floor landing, which offers access to three bedrooms and a beautiful contemporary bathroom suite. The Annex has a separate access which opens to a kitchen area, leading to a living room/ fourth bedroom with a wet room and cloakroom WC.



LOCATION

Penyffordd is a popular residential village benefitting from great travel links to Chester, Wrexham, Mold and major roads linking to the M56. 5 miles from Mold, 7 Miles from Chester and 2.3 Miles from Broughton Shopping Park. The village provides a small number of shops serving daily needs including; a pharmacy, Spar with post office, a Co-op, barbers, hairdressers, takeaways, mechanics garage, 2 pubs, a local super school and numerous modern parks. Benefitting from beautiful scenery, providing picturesque views via walks or cycling. The location is second to none for anyone who wants easy access to major towns or Chester City Centre.

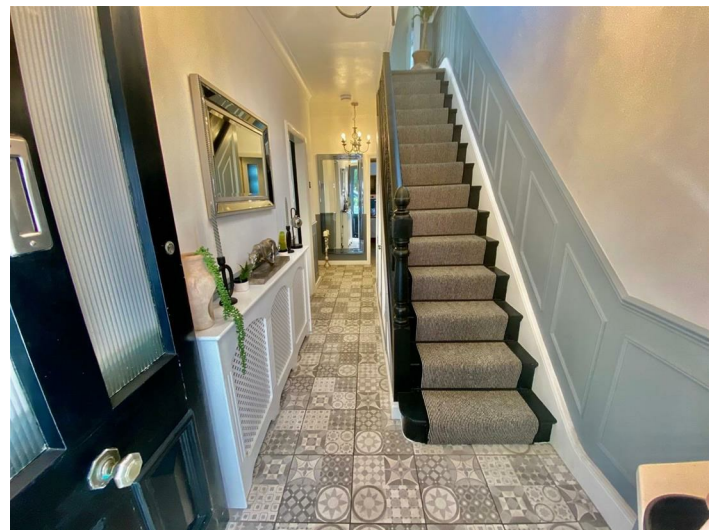
DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 1st exit onto Wrexham Road./A483, at the roundabout, take the 2nd exit and stay on Wrexham

Road./A483, at the roundabout, take the 2nd exit and stay on Wrexham Road./A483, at Post House Roundabout/Wrexham Road Interchange, take the 3rd exit onto the A55 slip road to A494/Conwy/Mold, merge onto N Wales Expy/A55, take the A550/A5104 exit towards Buckley/Bwcle/Corwen/A549, at the roundabout, take the 1st exit onto A550, at the roundabout, take the 2nd exit and stay on A550, at the roundabout, take the 2nd exit and stay on A550, at the roundabout, take the 1st exit onto Rhos Road. The destination will be on the right.

PORCH

The property is accessed through a UPVC double glazed front door opening to a ceramic tiled porch with Mat well, timber and glazed internal door opening to the entrance hall.



ENTRANCE HALL

16'7" x 5'6"

As you step through the porch, you'll be greeted by a welcoming entrance hall featuring a ceramic tiled floor, a radiator, and a staircase with spindle balustrades that leads to the first floor. There's also a storage cupboard located under the staircase. From the entrance hall, you can access the living room, dining room, kitchen and the Annex through partially glazed doors.



LIVING ROOM

13'0" x 6'12"

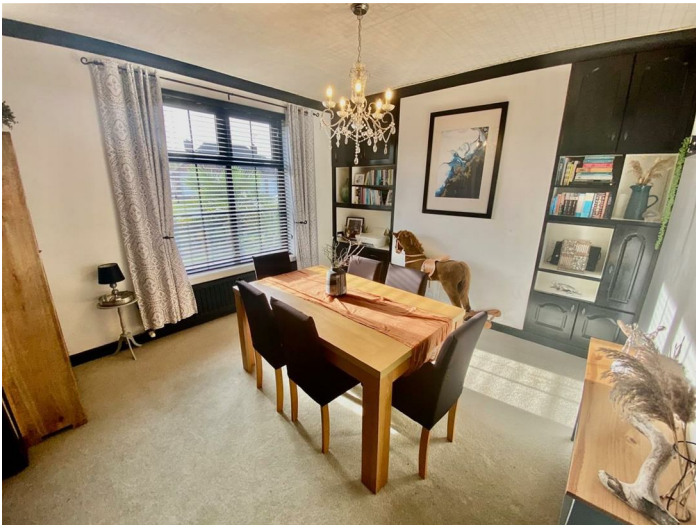
The living room has a UPVC double glazed window facing the front elevation, a radiator, ceiling mouldings, and double doors opening to the dining room. It also features a living flame gas fire set within a feature surround.



KITCHEN

9'1" x 7'5"

In the kitchen, you'll find a variety of wall, base, and drawer units. The worksurfaces contain a resin sink with a 1 1/2 bowl and mixer tap, along with tiled splashbacks. Additionally, there are integrated appliances that include a hob with an extractor hood above, oven, microwave and fridge. The UPVC double glazed window is facing the rear of the property.



DINING ROOM

11'6" x 11'5"

There is a UPVC double glazed window facing the front elevation, as well as fitted cabinets and shelving on either side of the flu, and a radiator.



FIRST FLOOR LANDING

With a continuation of a spindle balustrades from the entrance hall, there is a UPVC double glazed window towards the rear of the property. The doors lead to three bedrooms, the bathroom, and a walk-in store cupboard equipped with a light and housing the gas combination boiler.



BEDROOM ONE

12'8" x 11'4"

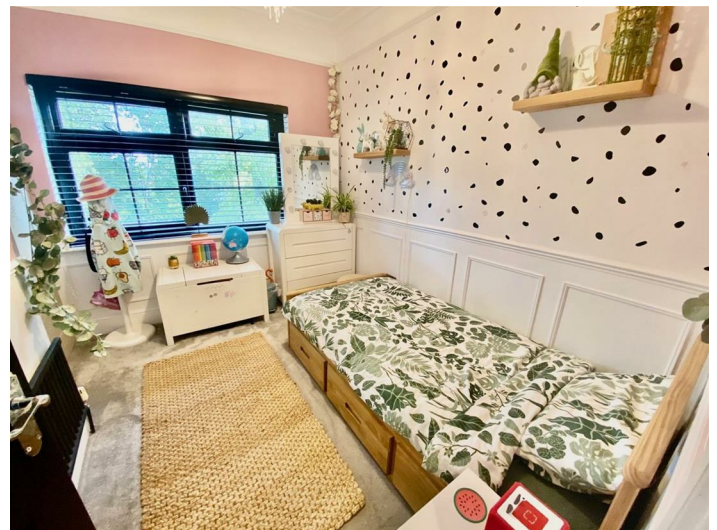
Having a UPVC double glazed window facing front elevation, radiator and fitted with two sets of double wardrobes with luggage cupboards above. There is an exposed brick flow, ceiling mouldings and recessed downlights.



BEDROOM TWO

9'8" x 11'9"

With a UPVC double glazed window to the front elevation, radiator and fitted with a range of wardrobes above. There is also access to the loft.



BEDROOM THREE

9'10" x 7'7"

Having a UPVC double glazed window to the side elevation, a radiator and fitted floor to ceiling double wardrobes.



BATHROOM

9'1" x 7'5" max

Installed with a beautiful contemporary suite, comprising an L-shaped panelled bath with central mixer tap, a dual headed thermostatic shower above with protective glass screen, vanity unit incorporating a Hidden system, low-level WC and a wash hand basin with mixer tap. The bathroom features fully tiled walls, a ceramic tiled floor, a black column-style radiator, recessed downlights, an extractor fan, and UPVC double-glazed windows facing the rear elevation.

ANNEX

The Annex has its own separate entrance, which makes it possible to use it without disturbing anyone in the main residence. However, it can also be accessed from the main residence entrance hall, making it easy to integrate it into the main property's living accommodation.



KITCHEN

10'2" x 9'6"

The kitchen is equipped with wall and base units, work surfaces, stainless steel appliances, and a 1 1/2 bowl sink unit with a mixer tap and tiled splashbacks. There is a radiator to keep the room warm and plumbing available for a washing machine. The kitchen also features a double glazed window facing the rear elevation, along with a built-in cupboard. An opaque double glazed door leads to the rear garden.

INNER HALLWAY

The inner hallway has a radiator, opaque UPVC double glazed window to the side elevation and a door off opening to the living accommodation.



LIVING ACCOMMODATION/ FOURTH BEDROOM

13'2" x 12'1"

The living accommodation features a UPVC double glazed window to the side elevation, a radiator, and a gas fire with a feature surround. There are fitted floor to ceiling units and a desk is also included. The room has UPVC double glazed French doors that open to the rear garden. There are also sliding doors that lead to the cloakroom, WC, and the wet room.

WET ROOM

5'2" x 2'7"

Fully tiled with a radiator, extractor fan and a wall mounted electric shower.



CLOAKROOM WC

5'9" x 4'1"

Installed with a low-level WC and pedestal wash hand basin,

radiator, fully tiled walls and an opaque window to the side elevation.

WORKSHOP

15'9" x 6'2"

Accessed through a single glazed timber door with a UPVC double glazed window to the side elevation and a single glazed timber window to the rear. The workshop has power, light and heating.

GARAGE

A single garage with power and light. UPVC double glazed window to the side elevation and an up and over garage door.



EXTERNALLY

At the front of the property, you'll find a lovely garden, with well-maintained lawns and shrubs. There's also a brick block driveway that leads to the entrance porch and garage. The driveway runs along the side of the property, there's outside lighting and gated access to the rear garden. The gated side access leads to a brick-block courtyard, providing access to the garage and workshop. Further along, there is a large brick-block paved patio area and a garden mostly covered in lush green grass, with well-stocked shrub borders. The garden is enclosed by a combination of hedging and fence panels and also includes a timber shed, a timber summerhouse, external lighting, and a water supply.



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ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

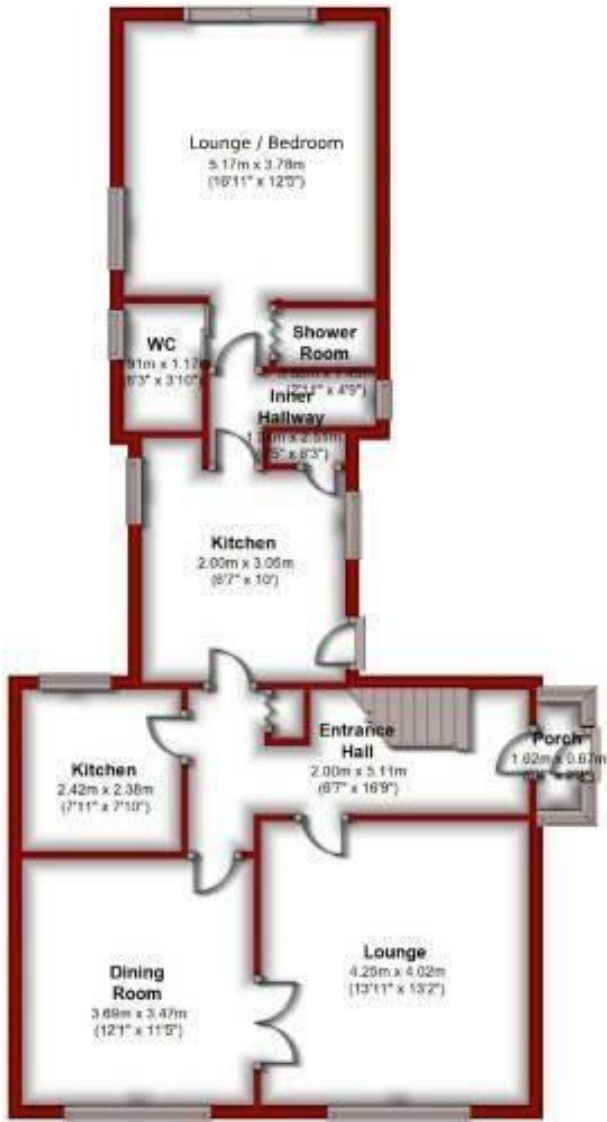
Tenure: Freehold

Council Tax Band: F £2754

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a

Ground Floor



First Floor



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 most 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	