

# Town & Country

Estate & Letting Agents

Vounog Hill, Penyffordd

No Onward Chain £295,000



This detached three-bedroom family home in a charming village offers easy access to Chester, Wrexham, and Mold, as well as local amenities and motorway networks. It features gas central heating, UPVC double glazing, a living room, dining room with French doors to the rear garden, a well-equipped kitchen, three bedrooms, a shower room, and off-road parking for multiple vehicles. The rear garden includes paved areas, lawn space, and shrubbery for privacy. The property is offered with no onward chain, making it an excellent opportunity for prospective buyers.

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## DESCRIPTION

Located on an unadopted road in the heart of this charming village, this detached three-bedroom family home is ideally situated for easy access to Chester, Wrexham, and Mold, as well as local motorway networks and amenities, including the Broughton retail park. The property benefits from gas central heating and UPVC double glazing. The home comprises an entrance hall with a cloakroom WC, a living room with an archway leading to the dining room, which features French doors opening to the rear garden. The kitchen is fitted with a range of attractive warm base and drawer units and includes integrated appliances. Upstairs, the first-floor landing provides access to all three bedrooms and a generously sized shower room. Externally, there is brick block off-road parking for several vehicles at the front of the property, alongside an attractive gravel shrub and paved front garden. The rear garden features timber side access, paved patio areas, lawn space, shrubbery, and enjoys privacy with no overlooking from the rear. This property is offered with the benefit of no onward chain, presenting an excellent opportunity for prospective buyers.



## 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, continue straight to stay on 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 Rd./A483, at Post House Roundabout/Wrexham Rd

Interchange, take the 3rd exit onto the A55 slip road to A494/Conwy/Mold, merge onto N Wales Expy/A55, at junction 36, take the A5104 exit to Pen-y-ffordd, at the roundabout, take the 2nd exit, continue onto A5104, turn left onto Chester Road, turn left onto Hawarden Road, turn left onto Station Way.



## ENTRANCE HALL

14'2" x 4'1"

The property is entered through a lead double glazed composite front door opens to an entrance hall with a radiator. Stairs rise to the first-floor accommodation, adorned with spindle balustrades and a storage cupboard below. Doors open off the hallway to the cloakroom WC, kitchen, and living room.



## CLOAKROOM WC

6'4" x 2'10"

The cloakroom WC is installed with a dual flush low-level WC, a pedestal wash hand basin with mixer tap and tiled splashback, and features a ceramic tiled floor. Additionally, it houses a wall-mounted Vaillant gas combination boiler, with an opaque window facing the front elevation.



## KITCHEN

10'5" x 9'0"

The kitchen is equipped with a range of wall, base, and drawer units complemented by a display cabinet and ornate handles. Marble effect work surfaces feature a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor hood, as well as a fridge and freezer. There is space for a microwave oven and plumbing for a washing machine. The flooring is ceramic tiled, with recessed downlights in the ceiling providing illumination. A radiator ensures warmth, and a UPVC double glazed door opens to the side elevation, while a window overlooks the rear garden.



## LIVING ROOM

16'5" x 12'2"

The living room features a bow window facing the front elevation, with a radiator positioned below. A living flame fire with an ornate marble hearth and surround and an archway leads through to the dining room.





## DINING ROOM

8'6" x 8'6"

The dining room which is currently utilized as a sitting room, includes a radiator and UPVC double glazed French doors that open to the rear garden.

## FIRST FLOOR LANDING

Continuing from the entrance hall, the banister and spindle balustrades lead to a first-floor landing. Here, you'll find access to the loft, a window facing the side elevation, and doors opening to all three bedrooms and the shower room.

## BEDROOM ONE

12'4" x 11'6"

Bedroom one, the largest of the three bedrooms, features a window facing the front elevation with a radiator positioned below. It is fitted with a range of bedroom units, including a dressing table, bedside cabinets with corner units above, a luggage cupboard, drawers, storage cupboards, and wardrobes.



## BEDROOM TWO

11'6" x 10'3"

With a window facing the rear elevation and a radiator below.



## BEDROOM THREE

8'1" x 6'4"

With a window to the front elevation with a radiator below.



## SHOWER ROOM

9'1" x 8'0"

Originally built as a bathroom, the current owner has renovated it by removing the bath and installing a low-base walk-in shower enclosure with panelled walls. The shower features a thermostatic shower system. Additionally, there is a dual flush low-level WC and a wash hand basin with a mixer tap and vanity unit below. The walls are tiled, complemented by a chrome heated towel rail, and the flooring is ceramic tile. An opaque window faces the rear elevation, providing natural light.



## EXTERNALLY

The property features brick block off-road parking directly in front of the house, extending under a carport along the side. The front garden is low maintenance, predominantly gravel with a central circular paved area and scattered plants and shrubs. External lighting is present near the front door within the storm porch, and a timber gate provides access to the rear garden from the

side.

The rear garden, which is not overlooked, can be accessed through a timber gate from the side of the property or via UPVC double glazed French doors from the dining room. It faces south and includes a paved pathway and patio area directly behind the property, as well as a lawn garden. Towards the rear, there is a second patio area with a mix of paving and gravel, along with raised planters and a timber summer house. The garden is enclosed by a combination of hedging, walling, and fence panels, and features an external water supply and lighting.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: E £2521

## 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.

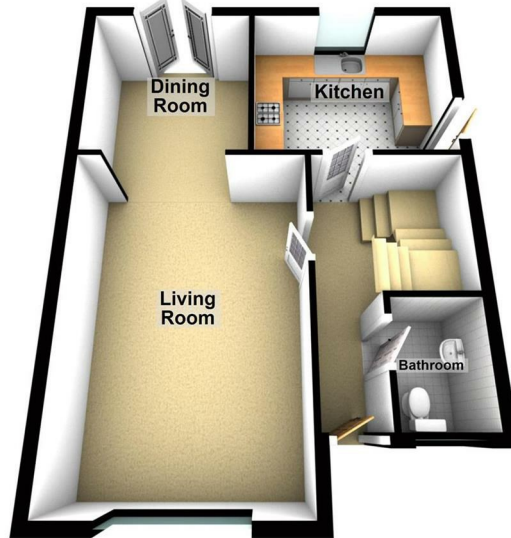
## MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### Ground Floor

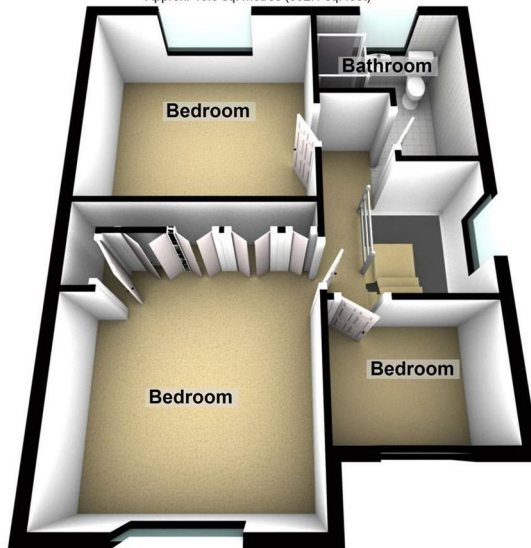
Approx. 47.5 sq. metres (511.1 sq. feet)



Total area: approx. 94.1 sq. metres (1013.2 sq. feet)

### First Floor

Approx. 46.6 sq. metres (502.1 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	84
(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	