

BOWEN

PROPERTY SINCE 1862



Asking Price £460,000

4 Bedrooms 2 Bathrooms

15 Rhodfa Gladstone, Penymynydd,
Chester CH4 0LL

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General Remarks

A immaculate and high-specification four bedroom (master en-suite) detached family residence on this fringe of village development carrying the balance of the original builders NHBC Warranty. The house is ready to move into and boasts a substantially upgraded interior, kitchen, flooring etc., with a fabulous and skilfully extended sun lounge, which overlooks the rear garden, deck, pergola and hot-tub. The property enjoys real benefits over competing properties by having an excellent enlarged parking area (no tandem parking) which leads to the double detached brick-built garage. Beautiful property, viewing highly recommended.

Accommodation

On The Ground Floor:

Canopy Porch: to:

Reception Hall: 12' 6" x 6' 6" (3.81m x 1.97m)

Approached through a double glazed composite door. Fitted shelf with coat hooks. Oak finished staircase details with newel post and hand-rail. Chrome finished light switches and power points. Door-chimes. Digital central heating control. Understairs storage cupboard off. Smoke alarm. Feature Karndean wood-effect flooring.



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1 King Street Wrexham LL11 1HF

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Cloakroom: 6' 5" x 3' 2" (1.96m x 0.97m) Fitted with a two piece white suite having range of chrome finished fittings comprising close flush w.c. together with vanity wash hand basin having monobloc mixer tap attachment. Radiator. Half tiling to walls. Fitted illuminated mirror. Ceiling spot-lights. Extractor fan. Feature Karndean wood-effect flooring.

Lounge: 21' 0" x 11' 9" (6.41m x 3.57m) A bright room featuring double glazed windows to return elevations. Chrome finished power points and light switches. Two radiators. Television/media points.

Kitchen and Dining Room: 25' 6" x 11' 6" (7.77m x 3.50m) The Kitchen Area is fitted with pale grey toned panel-fronted units finished with contrasting black handles comprising inset one-and-a-half-bowl square-bottomed stainless steel sink unit with chrome finished monobloc mixer tap attachment set into a range of base storage cupboards including integrated dishwasher and wide soft-close drawers set beneath white/black fleck polished quartz topped work surfaces. Matching twin-door "butler's pantry" unit with fitted shelving below. Integrated refrigerator and freezer. Fitted "AEG" twin electric ovens and grills with pan storage drawers beneath. Fitted "AEG" stainless steel finished four-ring gas hob with stainless steel and illuminated extractor hood above. Range of matching suspended wall cabinets having concealed pelmet under-lighting. Central island unit and breakfast bar with matching polished quartz topped surface having feature "Hotpoint" sliding drawer refrigerator. The island unit has extended surface to one side incorporating a four-seat breakfast bar. Feature Karndean wood-effect flooring. Inset ceiling spot-lights. Double glazed window. Double radiator. The Dining Area has feature Karndean wood-effect flooring. Large panel radiator. Double glazed window. Open plan to:

Sun Lounge: 10' 0" x 9' 11" (3.05m x 3.02m) Constructed with masonry elevations having double glazed windows to three elevations including French windows to rear garden. Twin "Velux"-style roof-lights. Feature Karndean wood-effect flooring. Television aerial point.

Utility Room: 6' 6" x 5' 9" (1.98m x 1.75m) Fitted with matching base and tall wall cabinets having central shelf to match Kitchen and having matching fitted quartz topped work surface with monobloc mixer tap attachment and square-bottomed stainless steel sink unit. Space with plumbing for automatic washing machine. Space for tumble dryer. Double glazed back door. Ceiling spot-light. Isolation switches for appliances.

On The First Floor:

Landing: 16' 2" x 6' 8" (4.93m x 2.03m) Oak detailing to hand-rail and newel posts. Loft access-point to insulated roof space. Ceiling spot-lights. Smoke alarm. Deep linen cupboard. Double glazed window.

Bedroom 1: 11' 10" x 11' 7" (3.61m x 3.54m) Fitted triple sliding-door mirror-fronted wardrobe containing hanging rail and fitted shelving. Double glazed window. Radiator. Chrome finished light switches and power points.

En-Suite Shower Room: Fitted with a three piece white suite comprising close flush w.c., vanity wash-stand style basin with monobloc mixer tap attachment and square-bottomed bowl set upon storage shelving and over-sized glazed and chrome finished easy access shower tray with mains powered shower fitted above. Electric shaver point. Full tiling to walls and flooring. Extractor fan. Chrome finished heated towel rail. Double glazed window. Ceiling spot-lights.









Bedroom 2: 12' 0" x 9' 1" (3.67m x 2.78m) Fitted wardrobe. Radiator. Double glazed window.

Bedroom 3: 11' 7" x 8' 8" (3.52m x 2.64m) Double glazing to return elevations. Radiator.

Bedroom 4: 11' 7" x 9' 7" (3.52m x 2.93m) Radiator. Double glazed window.

Bathroom: 8' 1" x 5' 10" (2.47m x 1.78m) Highly appointed with a three piece white suite comprising close flush w.c., panelled bath and wash-stand style vanity basin with square-bottomed bowl and monobloc mixer tap attachment set into storage shelving. Range of chrome

finished fittings including heated towel rail. Double glazed window. Chrome finished over-bath shower having separate wall controls. Full tiling to walls and floor. Ceiling spot-lights.

Outside: To the front elevation there is a curved tarmacadam Parking Area having extra-wide gravel finished Parking Forecourt with further Parking to the side. The driveway leads to the Detached Double Garage fitted with up and over door, electric light, power and large mezzanine storage area. Rear personal door to rear garden. The front garden is laid to lawns with shrubbery border planting. There is a

secure gate leading to the rear where there is an enclosed lawned garden with raised planter border and base for Greenhouse. There is feature panel fencing and to the side a raised timber Deck with sun-shade Pergola above a high quality "Canadian" hot-tub (available for purchase by separate negotiation).

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a gas-fired boiler.

Warranty: It is understood that the property carries the balance (approximately 5.5 years) of the original Builders' (Redrow) NHBC Warranty.

Tenure: Freehold. Vacant Possession on Completion. There is a Service Charge of £250.00 per annum payable in half yearly instalments.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 85|B.

Council Tax Band: The property is valued in Band "F".

Directions: Leave Wrexham on the A541 Mold Road leaving the city and passing through the village of Gwersyllt, along the Park Wall and through Cefn y Bedd into Abermorddu. In Abermorddu take the right-hand fork at the traffic lights continuing through Caergwrle and down the hill under the railway bridge, passing through the village of Hope to the T junction at which turn left heading for Penyffordd. Continue and take the right-hand turning for Penyffordd and pass into the village centre. After passing The Millstone Public House in the centre of the village, take the next right-hand fork onto Chester Road. Continue and take the second turning left onto Gladstone Avenue and continue until the property is observed on the left-hand side.

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