

18 Abbots Lane, Penyffordd

Asking price £235,000



- THREE BEDROOM LINK DETACHED HOUSE
- LOUNGE/ DINING ROOM
- CONSERVATORY
- OFF ROAD PARKING AND GARDEN TO THE FRONT
- GOOD SIZED PRIVATE GARDEN TO THE REAR
- CLOSE TO LOCAL AMENITIES
- VIEWINGS RECOMMENDED



# 18 Abbotts Lane, Penyffordd

\*NO ONWARD CHAIN\* \*OFF ROAD PARKING\* \*CLOSE TO LOCAL AMENITIES\* \*SOUGHT AFTER VILLAGE LOCATION\* \*VIEWINGS HIGHLY RECOMMENDED\*

If you are looking for your next family home or your first time home that is situated within a convenient village location, close to the local amenities and network transport links, this property could be the one for you!

Reid & Roberts Estate Agents are delighted to offer For Sale this Three Bedroom Link Detached House. It is offered to the market with No Onward Chain, Off Road Parking to the front, Good Sized Garden to the rear, as well as being situated within the sought after village location of Penyffordd.

The ground floor provides a Spacious Lounge/ Dining Room with tilt and slide doors leading into the Conservatory gaining you access into the rear garden. Of the hallway you will also find a door leading into the kitchen with ample cupboard space and built in appliances as well as further access to the exterior.

Upstairs you will find Three good sized Bedrooms and a Three Piece Family Bathroom.

Outside the property provides the ideal amount of 'Off Road' parking with laid to lawn gardens to the front, and hard standing areas to the side with access into the rear garden and into the front of the property. To the rear offers a lovely lawned garden with patio areas being the ideal location for outdoor furniture or dining as well as having well established flower beds and fence panelling to the borders offering more privacy to the property.

## Location

The noted village of Penyffordd offers many local amenities to include: Shops, Public Houses, Village Butchers, New Primary School and Great Public Transport and Motor Way access with links for A55 and A438 within easy reach giving ease of access to the North West Region - Chester, Liverpool and Manchester.

## Accommodation Comprises:

Canopy porch with step up to double glazed door with opaque glass and side panel opening into:

## Reception Hallway

Stair case rising the first floor accommodation, double panelled radiator, wall mounted thermostat controls and a double glazed window to the front elevation.

Doors leading off into:

## Lounge/ Dining Room

Double glazed window to the front elevation, double panelled radiator, wall light points, textured and coved ceiling with central ceiling rose, modern electric fire raised upon wooden hearth with decorative fire surround.

Tilt and slide double glazed patio doors open into:

## Conservatory

Dwarf built wall with double glazed units over, polycarbonate roof and tiled flooring. Double glazed French doors opening onto the rear patio area.

## Door Off Hallway Leads Into:

## Kitchen

Housing a range of wall and base units with complementary work surfaces over, inset stainless steel one and a half bowl sink unit



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with mixer tap over, built in electric oven with four ring gas hob with extractor fan over, void and plumbing for washing machine, splash back tiling, fully tiled walls, built in storage cupboard with shelving and cloak hooks, double panelled radiator and a double glazed window to the rear elevation. Double glazed door with opaque glass opens to the side.

### First Floor Accommodation

#### Landing

Double glazed window to the side elevation, loft access point, built in airing cupboard housing the immersion heater and fitted shelving.

Doors into:

#### Bedroom One

Double glazed window to the front elevation, single panelled radiator, built in double wardrobes with overhead cupboards.

#### Bedroom Two

Double glazed window to the rear elevation and a single panelled radiator.

#### Bedroom Three

Double glazed window to the front elevation, single panelled radiator, built in storage cupboard over the stair well with hanging rail and further storage space.

#### Bathroom

Three piece suite comprises: fully tiled corner shower cubicle with electric shower attachment over, built in vanity unit with recessed sink and close coupled WC, fully tiled walls, vinyl flooring, wall mounted chrome towel heater and a double glazed frosted window to the rear elevation.

### Outside

#### To The Front

The property is approached via block paved driveway providing 'Off Road' parking for one vehicle, paved pathway leads to the front entrance and to the side of the property with dwarf wall and wooden panelled gate leading into the rear, mainly laid to lawn garden to the front bound by mature hedging offering the property the ideal amount of privacy, pathway leads to hard standing area to the side with gravelled centre housing flower beds with mature, well established plants.

#### To The Rear

To the rear you will find a mainly laid to lawn garden with a paved patio area and paved pathway ideal for outdoor dining or outdoor furniture, wide flower beds housing well established plants, shrubs and hedging together with fence panelling the all boundaries offering the rear a more private aspect with a wooden built garden shed also.

### Council Tax Band D

#### Directions

From the Agents Office in Mold continue down towards the roundabout to which Tesco is situated upon and take the third exit onto Chester Road and head towards the next roundabout where you will take the fourth exit onto Chester Road again. Continue along this road for 2.7 miles and then turn left onto Chester Road and head straight to the next roundabout where you will take the second exit onto Rhos Road, in 0.2 miles turn right onto Abbott's Lane and the property can be found on the right hand









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side in approximately 140 yards and can be made by way of our For Sale Board.

### Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

### To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

### Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070.

### Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or

central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Do you have a property to sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lisa Roberts to visit your property to give you an up to date market valuation free of charge with no obligation.

### Opening Hours

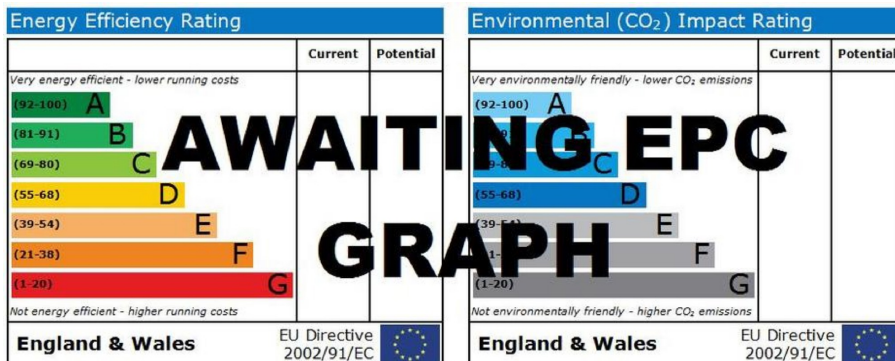
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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