

# CHANGING HOME



**Penymynydd Road | Penymynydd | Chester | CH4 0LJ**

**£450,000**

A most impressive modern 4 bedroom, 2 bathroom detached family home which is beautifully presented and appointed throughout. Set in the popular village of Penymynydd with good sized gardens, ample parking and an attached double garage (part of which is converted to a storage room). Internal viewing advised.

## Property Description

### LOCATION

The popular village of Penymynydd is set to the west of Chester we simple access to the A55. The village has shops, a primary school and church. The village of Penyffordd is also within a short walk and has shops and public houses. Broughton Retail Park, Airbus and Chester Business Park is easily accessed.

### HALL

Accessed via a composite front door and with a leaded UPVC double glazed window and wood effect laminate floor. Covered radiator.

### LIVING ROOM

15' 11" x 14' 4" (4.85m x 4.37m) A most spacious reception with an electric fire within a stone fireplace. Covered radiator. UPVC double glazed full lenght windows and double doors to the rear garden.

### KITCHEN/DINING ROOM

14' 3" max x 23' 4" (4.34m x 7.11m) max. A very large dual purpose L shaped room.

There is an extensive fitted kitchen with fitted floor and wall units. Granite worktops. 1 1/2 stainless steel sink unit. Bosch appliances including an oven, microwave, ceramic hob, extractor hood, fridge/freezer and dishwasher.

Also recessed spotlights, tiled floor, radiator and understairs cupboard. UPVC double glazed full lenght windows and double doors to the rear garden.

### STUDY

9' 11" x 7' 8" (3.02m x 2.34m) into bay. With UPVC leaded double glazed bay window, fitted shelves, covered radiator and wood effect laminate floor.

### UTILITY ROOM

With fitted floor and wall units. stainless steel sink unit. Space for a washing machine and tumble dryer. Tiled floor and composite door to the side.

### CLOAKROOM

With a white suite of a WC and wash hand basin. Radiator, wood effect laminate floor and leaded frosted UPVC double glazed window.

### LANDING

With loft access, covered radiator and airing cupboard housing the





hot water cylinder.

### **BEDROOM 1**

11' 11" x 11' 0" (3.63m x 3.35m) With a range of fitted wardrobes. UPVC leaded double glazed bay window. Radiator and partly timber clad walls.

### **EN-SUITE**

With a white suite of a WC, wash hand basin and tiled shower cubicle. heated towel rail, recessed spotlights, extractor fan and frosted leaded UPVC double glazed window.

### **BEDROOM 2**

11' 1" x 10' 10" (3.38m x 3.3m) With a range of fitted wardrobes. UPVC double glazed window and radiator.

### **BEDROOM 3**

10' 5" x 9' 1" (3.18m x 2.77m) UPVC double glazed window and radiator.

### **BEDROOM 4**

9' 10" x 8' 9" (3m x 2.67m) UPVC double glazed window and radiator.

### **BATHROOM**

8' 2" x 5' 8" (2.49m x 1.73m) With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Frosted UPVC double glazed window. Recessed spotlights, extractor fan and heated towel rail. Wood effect laminate floor.

### **DOUBLE GARAGE**

An attached double garage part of which has been converted into a store room. This modification could be easily reversed. The garage has an electronic roller door, power and light.

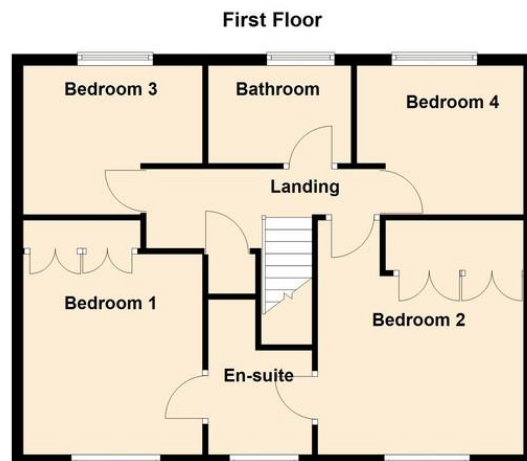
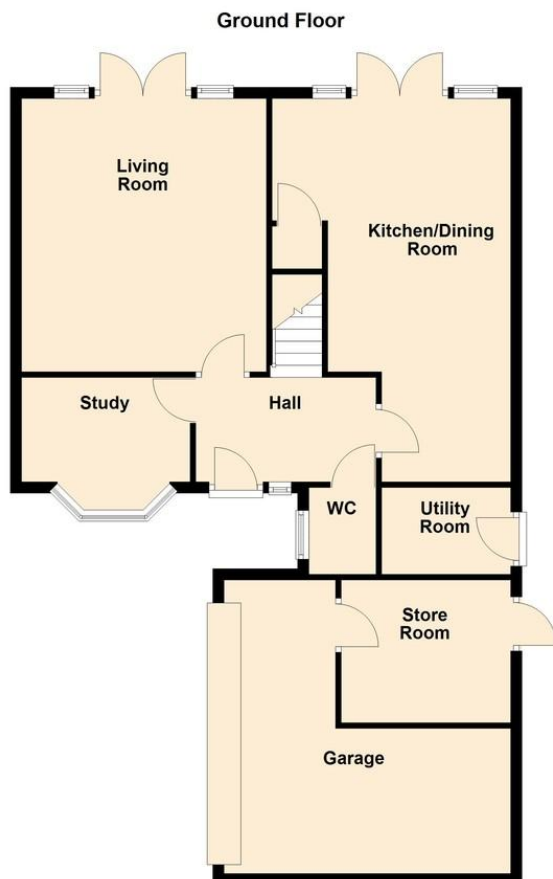
### **STORE ROOM**

Accessed via a composite door at the rear of the double garage and with a further door into the garage area. Power, light and a wall mounted Glow Worm boiler.

### **OUTSIDE**

To the front is a tarmac parking area with a graveled area providing further parking space. Two electric charging points are set at the front as well. Gates lead to the rear of the garage and onward to the rear garden via a path with outside tap. Within the rear garden is a patio, artificial lawn and well stocked borders. There is also a substantial timber .....with power and log burning stove.





## Tenure

Freehold

## Council Tax Band

F

## Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## Contact Details

40 Lower Bridge Street  
Chester  
Cheshire  
CH1 1RS

[www.changing-home.co.uk](http://www.changing-home.co.uk)  
[jeremy@changing-home.co.uk](mailto:jeremy@changing-home.co.uk)  
01244 345664

%epcGraph\_c\_1\_349%

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements