



For Sale

Offers in excess of



- Detached Family Home
- Large Plot, Potential to Extend (STPP)
- Four Bedrooms
- Three Reception Rooms
- Downstairs Cloakroom

- Popular Village Location
- Gas Fired Central Heating
- Double Glazing
- Fitted Kitchen/Separate Utility Room
- Two Bathrooms to the First Floor

**Selian House, 29 Hawarden Road
Penyffordd, CH4 0JD**

Property Description

ASHTON AND GROSVENOR INDEPENDENT ESTATE AGENTS WOULD LIKE TO INVITE YOU TO AN OPEN HOUSE VIEWING ON THE 21st APRIL 2024 BETWEEN THE HOURS OF 2PM AND 4PM. Please email andrew@ashtonandgrosvenor.co.uk to register your interest. Occupying a generous size plot with the potential to extend subject to planning consent stands this detached modern style family residence offering the full benefits of gas fired central heating, double glazing, fitted kitchen with separate utility room, study, downstairs cloakroom, four bedrooms to the first floor with two bathrooms. The property has been recently decorated throughout and offers light and spacious living with NO ONWARD CHAIN INVOLVED.

Location

Penyffordd is a popular and pleasant village located in Flintshire located south east of Buckley and to the west of Chester. The area offers a primary school, two public houses, good catchment area for secondary schooling, within close proximity to popular walks and is very accessible to Cities and Towns including Chester, Wrexham, Mold, Buckley, Ellesmere Port etc.



Entrance Hall

Entrance via recessed porch with double glazed door with double glazed side panels leading into the reception hallway, central heating radiator, under stairs storage cupboard, stairs to the first floor.

Cloakroom

Low level w.c, pedestal wash hand basin with splashback, window to the side elevation, extractor fan.

Study: 7.97' x 7.87' (2.43m x 2.40m)

Double glazed bow window to the front elevation, central heating radiator, telephone point.

Lounge: 18.08' x 12.57' (5.51m x 3.83m)

Measured into recess. Timber feature fire surround, central heating radiator, laminated wood effect flooring, central heating radiator, double glazed bow window to the front elevation, double opening doors leading into the dining room.

Dining Room: 9.28' x 8.63' (2.83m x 2.63m)

Sliding double glazed patio doors leading out to the rear garden, central heating radiator, laminated wood effect flooring.

Kitchen: 11.29' x 8.60' (3.44m x 2.62m)

Fitted kitchen comprising of a range of eye level and base fitted units with complimentary worktops incorporating one and a half bowl stainless steel drainer sink unit with lever tap and hand held washer, built in oven and hob with extractor fan above, integrated dishwasher, part tiled to walls, double glazed window to the rear elevation, tile effect flooring, arch leading into the utility room.

Utility Room : 8.63' x 5.74' (2.63m x 1.75m)

Double fitted base unit with complimentary worktop incorporating stainless steel drainer sink unit with lever mixer tap, plumbing for washing machine, wall mounted Baxi central heating boiler, tile effect flooring, double glazed window to the rear elevation, partly glazed door to the vestibule.

Vestibule

Partly double-glazed door leading to the side of the property.

Landing

Access to loft, built in cupboard with fitted shelving.

Bedroom 1: 13.22' x 12.60' (4.03m x 3.84m)

Double glazed window to the front elevation, central heating radiator, built in cupboard with fitted shelving.

En-suite Shower Room

Shower cubicle incorporating fitted Triton Excite shower, pedestal wash hand basin with lever tap and splashback, low level w.c with top flush, double glazed window to the side elevation, central heating radiator.

Bedroom 2 : 12.60' x 10.86' (3.84m x 3.31m)

Double glazed window to the front elevation, central heating radiator, large walk in wardrobe.

Bedroom 3 : 12.53' x 7.87' (3.82m x 2.40m)

L-Shaped room with double glazed window to the rear elevation, central heating radiator.

Bedroom 4 : 8.79' x 6.96' (2.68m x 2.12m)

Double glazed window to the rear elevation, central heating radiator.

Bathroom

Fitted bathroom suite comprising of panelled bath with fitted shower over, pedestal wash hand basin with lever tap, low level w.c with top flush, tiling to floor, fully tiling to walls, central heating radiator, double glazed window to the rear elevation.

Externally

The property stands within a generous size plot fully enclosed by brick walls with wrought iron fencing inset. Double opening gates gain access to the large driveway providing ample parking with access to detached double garage. There are lawned sections with decorative borders and to one side of the property there is a flagged patio area. To the front there is a gate for pedestrian access with pathway leading to the front entrance.

Garage

Brick built garage with pitched roof and up and over doors

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FLOORPLAN TO FOLLOW

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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