



Peniel House Rhewl Fawr Road

, Pen-Y-Ffordd, CH8 9HJ

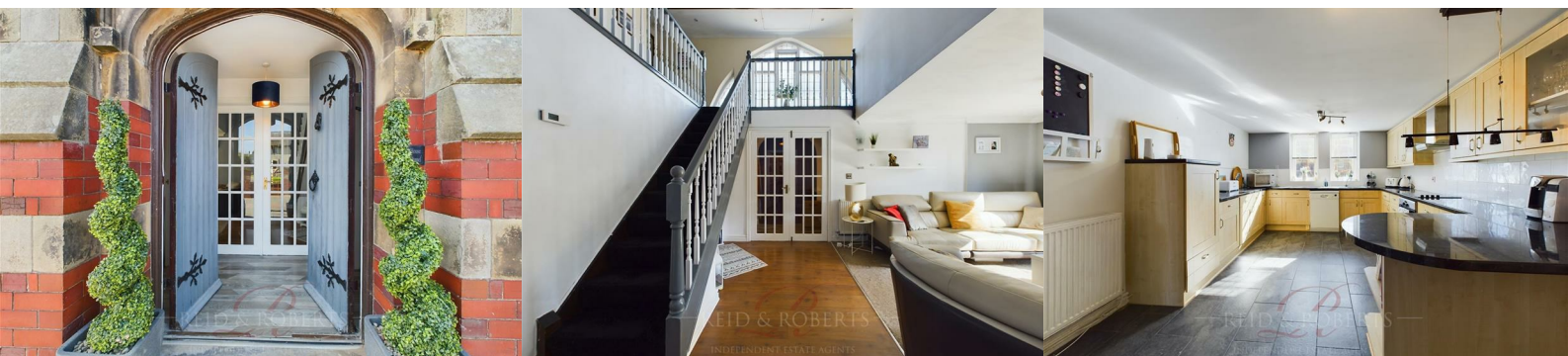
Offers Over £260,000



Reid and Roberts are thrilled to present this exceptional opportunity to acquire a stunning and unique Former Chapel which was built in 1924 that seamlessly blends traditional charm with modern living. This beautifully home boasts three spacious bedrooms, an office, and light-filled open-plan spaces. With a versatile layout including multiple reception rooms, this property retains its original features while offering contemporary comforts. The exterior features a large block-paved driveway providing off-road parking, and the property is ideally situated in the picturesque village of Penyffordd. This home perfectly encapsulates character and convenience, making it an ideal choice for discerning buyers.

The property in brief to the ground floor comprises: Entrance Hall, Office, Storage, Open Living Area & Reception Hallway, Kitchen/Breakfast Room, Dining Room/Snug, Utility Room and Downstairs Shower Room. To the first floor you will find: Feature Landing, Main Bedroom with En-Suite Shower Room, Two Further Bedrooms and Main Bathroom.

Penyffordd offers access to the surrounding countryside and coastline. Ffynnongroyw, Holywell and Prestatyn are close by, all of which offer a Public House, Doctors Surgery, Post Office and a range of Shops, Schools and Recreational Facilities. The A55 and A548 Coast Road are both within easy access and offer link ups to the main motorway networks throughout the Northwest Region.



Summary

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Accommodation Comprises

This stunning property offers spacious and well-appointed accommodation, beginning with a large block-paved driveway that provides off-road parking for multiple vehicles, leading up to an inviting entrance. You are greeted by arched wooden double doors adorned with decorative hinges and knobs, opening into the entrance hall.

Entrance Hallway

This space features wood-effect flooring, a central ceiling light, and double wooden doors with single glazed glass panels that lead into the main living area, as well as doors to storage and office space.

Office Space

Ideal for remote working, this office includes a window to the front elevation, quarry-tiled flooring, and a wall-mounted gas combi boiler.

Storage Room

This practical space includes a double-glazed PVC window to the front elevation, a single-panel radiator, and houses the wall-mounted fuse box and electric meters.

Open Plan Lounge 16'0" x 12'1" (4.9m x 3.7m)

Light and spacious, the lounge is divided into a cosy seating area and a reception hallway with a staircase leading up to the first-floor accommodation. The living area features a carpeted floor, a fireplace with an electric log effect fire set on a quartz hearth with a matching inset and white surround. The room also includes a TV point, French doors leading to the rear garden, two wall lights, a double-panel radiator, and wood-effect laminate flooring extending into the hallway.

Kitchen 16'0" x 11'5" (4.9m x 3.5m)

The modern kitchen boasts a range of wall and base units with complementary worktops, a one-and-a-half bowl stainless steel sink unit with a mixer tap, and white splashback tiles. It is equipped with a built-in electric oven, a four-ring induction hob, and a stainless steel extractor fan. There is space for a fridge freezer and void and plumbing for dishwasher. The kitchen also features a double-panel radiator, a built-in breakfast bar, tiled flooring, and two double-glazed UPVC windows to the side elevation, leading into the dining area.

Dining/Sitting Room 9'10" x 11'9" (3.0m x 3.6m)

This inviting space includes two double-glazed UPVC leded windows to the side elevation, a double-panel radiator, carpeted flooring, and a TV point, providing the perfect setting for family meals.

Utility Room

The utility room offers complementary worktops, with void and plumbing for a washing machine and tumble dryer. It features a wooden door with a double-glazed leded panel, a matching wood-frame double-glazed leded window to the side elevation, and tiled flooring.

Downstairs Shower Room

A convenient three-piece suite comprising a pedestal sink unit with splashback tiles, a shower cubicle with a mains-powered shower. Tiled flooring a chrome heated ladder-style towel rail, an extractor fan, and a double-glazed leded window to the side elevation.

Feature Staircase leads to first floor accommodati

Gallery Landing Area

The L-shaped landing is a standout feature, with a large arched picture window that is double glazed and leded, allowing light to flood both the landing and the downstairs space. The area is enhanced by feature wooden beams on the ceiling, inset spotlights, loft access, two single-panel radiators, a smoke alarm, and doors leading to the bedrooms.

Bedroom One 19'8" x 12'9" (6.0m x 3.9m)

This spacious room features a wooden beam to the wall, a wooden-frame double-glazed Velux window, a double-panel radiator, and a door leading to the en-suite.

En-suite

Three-piece suite comprises: a low-flush W.C, a wall-mounted sink unit and a fully tiled shower cubicle with an electric shower. Wood-effect laminate flooring, a chrome heated ladder-style towel rail, an extractor fan, and a wall-mounted vanity cupboard.

Bedroom Two 13'1" x 10'5" (4.0m x 3.2m)

Feature wooden beam to the wall, a wood-frame double-glazed Velux window, wood-effect laminate flooring, and a double-panel radiator.

Bedroom Three 11'9" x 5'6" (3.6m x 1.7m)

Similar in style, this bedroom features a wood-frame double-glazed Velux window, a feature oak beam to the wall, and a double-panel radiator.

Family Bathroom 9'6" x 7'2" (2.9m x 2.2m)

This spacious bathroom comprises a three-piece suite with a low-flush WC, a pedestal sink unit with a mixer tap and splashback tiles, a Jacuzzi bath with multiple jets, a mixer tap and shower attachment, and headrests. The room is finished with tiled walls, tile flooring, a chrome ladder-style heated towel rail, a wooden-frame double-glazed Velux window, an extractor fan, a feature beam to the wall, a shaver socket, and a wall-mounted vanity unit.

Outside

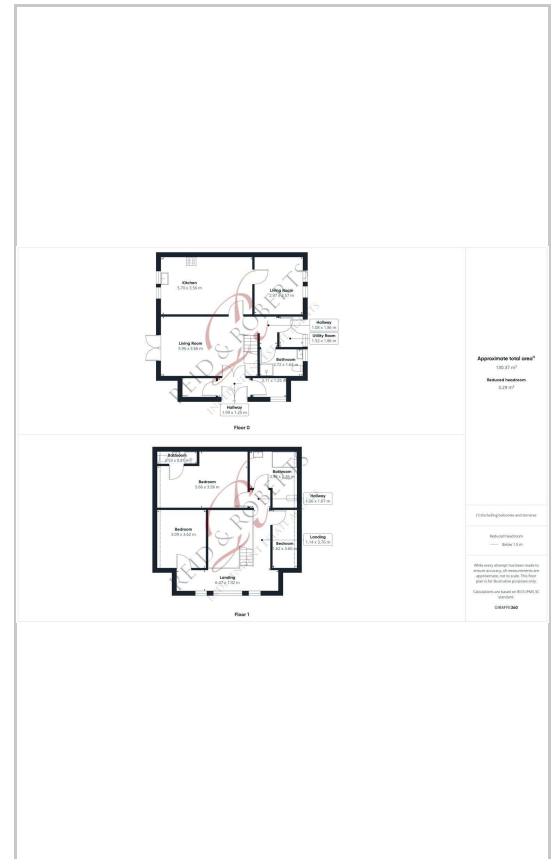
To the front

You will find a large paved driveway providing parking for various cars which lead to the front of the property and access to the side of the property.

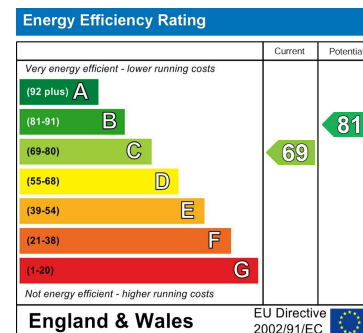
Area Map



Floor Plans



Energy Efficiency Graph



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