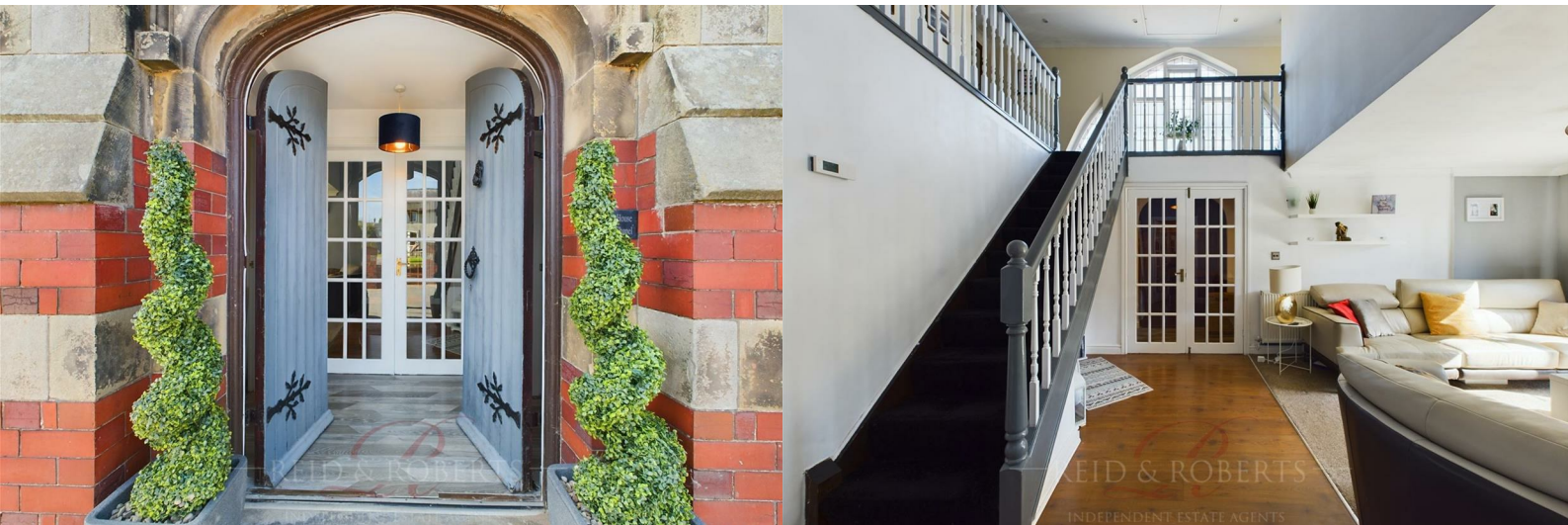




Peniel House Rhewl Fawr Road

Pen-Y-Ffordd, CH8 9HJ

Offers Over £250,000



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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 leaded 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 leaded panel, a matching wood-frame double-glazed leaded 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 leaded window to the side elevation.

Feature Staircase leads to first floor accommodation

Gallery Landing Area

The L-shaped landing is a standout feature, with a large arched picture window that is double glazed and leaded, 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

Tel: 01352 711170

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.

Garden

Double doors of the kitchen lead out onto the garden which is mainly laid to lawn and bounded by fence panelling, you will find a summer house, patio area and gravelled area which houses the Hot Tub which will be included in the sale of the property.

Council Tax Band E

EPC Rating C

VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at holywell@reidandroberts.com

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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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. For more information call 01352 711170.

LOANS

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

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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.

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Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.



Road Map



Hybrid Map



Terrain Map



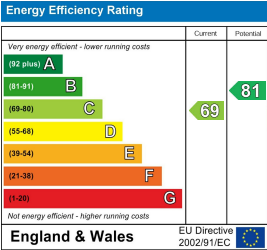
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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