



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**21 Vounog Hill**  
Penyffordd, Chester,  
CH4 0EY

**NEW**  
**£220,000**

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** 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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Situated in the ever-popular village of Penyffordd, this beautifully renovated two-bedroom semi-detached home offers a superb opportunity for buyers seeking a property that combines modern finishes with a practical and well-balanced layout. Thoughtfully updated throughout, the home is ready for immediate occupation while still offering a warm and inviting feel.

Internally, the property benefits from two well-proportioned reception rooms, providing flexible living and entertaining space, alongside a contemporary fitted kitchen complete with central island—perfect for both everyday use and social gatherings. The addition of a utility room and ground floor WC enhances the functionality of the home, while upstairs, two double bedrooms are complemented by a stylish shower room and a private en-suite bathroom to the principal bedroom, creating a level of comfort rarely found in homes of this type.

Externally, the property continues to impress with a driveway offering off-road parking and access to a detached single garage with power and lighting. To the rear, a secure and enclosed garden provides a combination of patio and lawned areas, ideal for outdoor dining, relaxing, or accommodating children and pets.

Combining modern living, generous accommodation, and a sought-after village setting, this property is perfectly suited to first-time buyers, downsizers, or investors alike.



**Location**

Located in Penyffordd (CH4), the property benefits from a strong community feel and excellent local amenities, including shops, schools, and transport links. The nearby A55 North Wales Expressway provides easy access to Chester, Wrexham, and the wider North West, making it ideal for commuters. The area also offers access to beautiful countryside walks and green spaces.

**External**

To the front, a gravel driveway provides off-road parking, with shared access leading to a detached single garage.

**Entrance Porch**

1.24 x 0.53 (4'0" x 1'8")

The property is entered via a UPVC front door into a useful entrance porch, providing space for coats and shoes, before opening into the main living room

**Living room**

3.09 x 3.87 (10'1" x 12'8")



The living room is a comfortable and inviting space, finished with neutral carpeting and centred around a gas fire. A large double-glazed window to the front elevation floods the room with natural light, while a newly installed fuse board and radiator add practicality and efficiency.

**Kitchen area**

Stepping down into the kitchen, you are greeted by a contemporary space fitted with grey wall and base units, complemented by concrete-effect worktops. A stainless steel sink with mixer tap, Lamona electric cooker with grill and oven, and stainless steel splashback with extractor provide a sleek and functional cooking environment. A

central island offers additional storage and breakfast bar seating, enhancing the sociable feel of the room. A UPVC door leads out to the rear yard.

**Dining/ Family Area**

Leading through an open archway, the second reception room offers a versatile dining or family space. This well-proportioned room benefits from inset LED lighting, a radiator, and a double-glazed window, making it ideal for both everyday living and entertaining. Stairs rise from here to the first floor.

**Kitchen Dining Area**

3.48 x 8.62 (11'5" x 28'3")

**Utility room and Bathroom**

1.84 x 1.64 (6'0" x 5'4")



The adjoining utility room continues the practical layout, offering additional storage, worktop space, and plumbing for appliances. A white vanity sink, WC, heated towel rail, and ventilation system complete this useful space.

**Landing**

1.95 x 0.84 (6'4" x 2'9")

The first floor landing is carpeted and provides access to the loft, with doors leading to all first-floor rooms.

**Bedroom 2**

3.48 x 2.39 (11'5" x 7'10")



A well-proportioned second bedroom featuring neutral décor, radiator, and a double-glazed window to the front elevation. The room benefits from a characterful sloping ceiling and ample space for furnishings.

**Shower room**

1.36 x 1.76 (4'5" x 5'9")



The main shower room is stylishly finished with marble-effect panelling, a corner shower with electric unit and bifold glass doors, along with a white WC and basin. A heated towel rail and ventilation system complete the space.

**Bedroom 1**

2.47 (8'1")



The principal bedroom is a generous and calming retreat, featuring a double-glazed window overlooking the rear, radiator, and a useful alcove ideal for a dressing area. A private hallway leads to the en-suite bathroom, which includes a full-sized bath with rainfall shower, WC, and basin set within a clean, modern finish.

**Bedroom 1 and dressing area**

1.51 x 2.25 (4'11" x 7'4")

**Bathroom**

1.94 x 2.79 (6'4" x 9'1")



Bathroom includes a full-sized bath with rainfall shower, WC, and basin set within a clean, modern finish.

**Garden**

To the rear, a secure yard area leads through a wooden gate to a further enclosed garden, laid to lawn with a patio seating area—perfect for outdoor entertaining. The garden is enclosed by a combination of brick wall and fencing, making it ideal for children and pets.

**Yard****Garage**

3.06 x 6.44 (10'0" x 21'1")



Detached single garage with power and lighting.

**Tenure**

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

**Council Tax**

\* Council Tax Band C - Flintshire County Council.

**AML**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**Extra Services**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a

buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**Award Winning Lettings Service**

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

**Viewings**

By appointment through the Agent's Mold Office 01352 751515.

Our photos have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.

**Directions**

Cavendish Estate Agents - Mold High St, Mold CH7 1AZ  
Head towards Tyddyn St 0.2 mi At the roundabout, take the 3rd exit onto Chester Rd/A541 0.5 mi At Wylfa Roundabout, take the 4th exit onto A541 0.7 mi Slight left onto A5118 3.3 mi At the roundabout, take the 3rd exit onto A550 0.3 mi Turn left onto Hawarden Rd 0.5 mi Continue onto Vounog Hill Destination will be on the left 325 ft 21 Vounog Hill Penyffordd, Chester CH4 0EY.