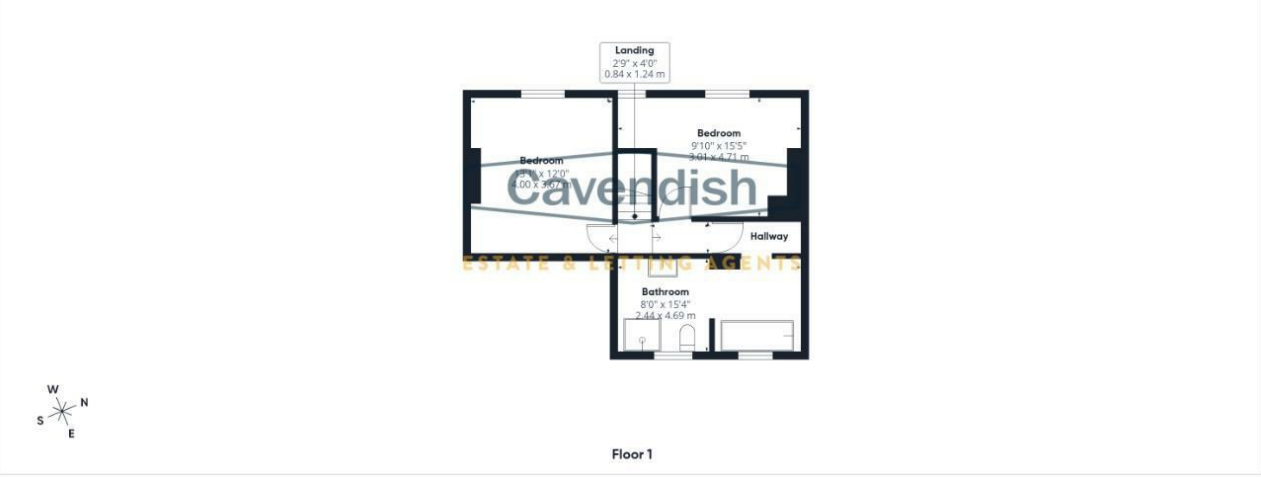
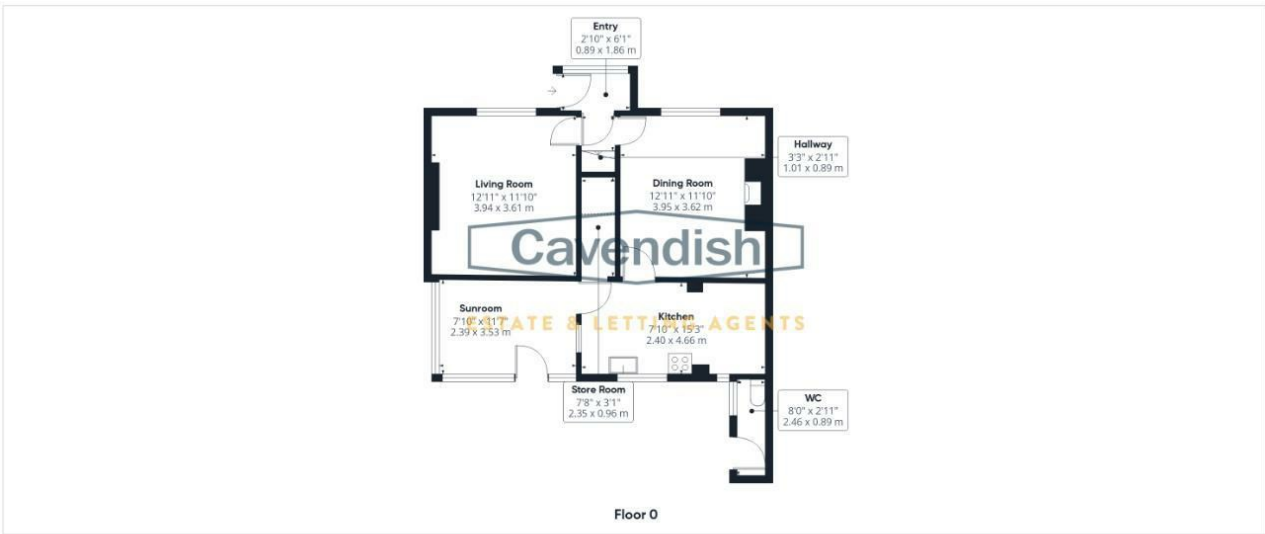


1 Bella Vista Hawarden Road, Penyffordd, Chester, CH4 0JH



	Energy Efficiency Rating	Environmental
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Approximate total area[®]

1041 ft²
96.8 m²

Reduced headroom

8 ft²
0.8 m²

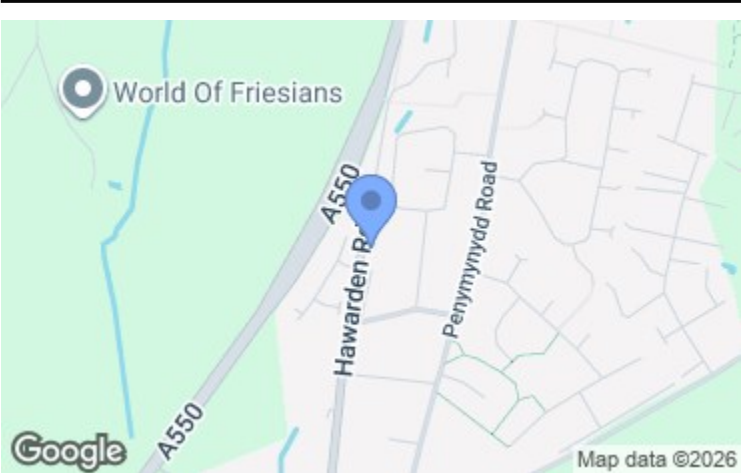
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS

3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		64	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.



www.cavendishproperties.co.uk

Cavendish

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Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



1 Bella Vista Hawarden Road

Penyffordd, Chester,
CH4 0JH

NEW

£270,000

1 Bella Vista is a truly exceptional two-bedroom semi-detached cottage located in the highly desirable village of Penyffordd, enjoying far-reaching views towards Hope Mountain. This beautifully curated home showcases exquisite interiors throughout, seamlessly blending cottage charm with elegant modern styling. From the character fireplaces and parquet flooring to the luxurious bathroom and thoughtfully designed orangery, every detail has been carefully considered.

Externally, the landscaped rear garden is a private sanctuary complete with Indian sandstone patios, hot tub area, summer house with power, raised beds and enchanting seating areas creating a truly magical outdoor retreat. A rare opportunity to acquire a home of outstanding aesthetic appeal in a sought-after village setting.

LOCATION



Penyffordd is a highly sought-after village offering a wonderful balance of countryside living and commuter convenience. With local shops, schools and amenities close by, and excellent transport links to Chester and beyond, the village provides easy access to the A55 while being surrounded by beautiful North Wales scenery. With open countryside and Hope Mountain on the doorstep, it is an ideal location for walkers and those seeking a semi-rural lifestyle without compromising connectivity.

EXTERNAL



A charming wooden picket fence frames the front of the property, complete with a matching gate opening onto a

brick-paved driveway providing parking for two vehicles. A paved pathway leads to the front door, bordered by a neat front garden with established shrubs, creating an attractive and welcoming approach.

ENTRANCE PORCH AND HALLWAY

0.89 x 1.86 (2'11" x 6'1")



A wooden gate opens onto a pathway leading to the entrance porch, creating an inviting first impression. The UPVC front door and a second wooden door with decorative stained-glass detailing opens into a welcoming entrance hall, finished with wooden parquet flooring and a pendant light. Carpeted stairs rise to the first floor, while traditional wooden doors lead to the ground floor accommodation.



DRIVEWAY



TENURE

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

COUNCIL TAX

* Council Tax Band D - 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 might have been enhanced with the help of AI.

FLOOR PLANS - included for identification purposes only, not to scale.

DIRECTIONS

Cavendish Estate Agents - Mold 1 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 Destination will be on the left 1 Bella Vista Hawarden Road Penyffordd CH4 0JH

Agents Notes

Hot tub and covered shelter available with separate negotiation with the vendor.

OUTDOOR SEATING AREA



The landscaped rear garden is a true highlight. Block paving creates an attractive seating area with covered section and hot tub. A charming wooden summer house with power provides a peaceful retreat, while further decking, an artificial lawn, raised sleeper beds, fruit trees and an oak tree create a thoughtfully designed outdoor haven. Conifer hedging offers privacy and an attractive outlook. With a further wooden storage shed with power and work bench and a third plastic garden shed.

SUMMERHOUSE



OUTDOOR W/C

2.46 x 0.86 (8'0" x 2'9")



There is also an external WC finished with decorative tiling and a wooden ceiling, along with additional powered garden storage.

REAR GARDEN



LIVING ROOM

3.94 x 3.61 (12'11" x 11'10")



Positioned at the front of the property, the living room is rich in character. Wood-effect flooring complements a striking black slate hearth with a woodburning stove and timber mantel above. Decorative coving, Victorian-style radiator and pendant lighting enhance the cottage charm, while a Modern style double glazed sash window to the front allows natural light to flood the space.

DINING ROOM

3.95 x 3.62 (12'11" x 11'10")



Accessed via a wooden door with brass fittings, the dining room continues the elegant aesthetic with wood-effect

flooring and another front-facing Modern style double glazed sash window. A green tiled hearth with electric wood burner stove and a painted timber mantelpiece creates a cosy focal point, while wooden door with stained-glass detailing adds a touch of period elegance as you step into the Kitchen.



KITCHEN

2.40 x 4.66 (7'10" x 15'3")



The kitchen is both practical and beautifully styled, featuring terracotta tiled flooring with mosaic detailing and cream shaker-style wall and base units with metal handles. Wooden worktops pair perfectly with a classic tiled splashback in soft

1 Bella Vista Hawarden Road, Penyffordd, Chester, CH4 0JH

blue and cream tones. There is a Montpellier electric cooker with extractor hood, ceramic sink with vintage-style tap, and space/plumbing for appliances. Two double-glazed windows overlook the rear garden, while a door leads through to the orangery. A useful understairs cupboard provides additional storage.



ORANGERY

2.39 x 3.53 (7'10" x 11'6")



A stunning addition to the home, the orangery enjoys a 180-degree aspect with wraparound double glazing and a glass roof with inset LED lighting. Warm and inviting, this versatile second reception room offers beautiful garden and

mountain views, making it a perfect place to relax or entertain throughout the year.

LANDING

0.84 x 1.24 (2'9" x 4'0")

Carpeted with pendant lighting and traditional wooden doors leading to all rooms.

PRIMARY BEDROOM

4.00 x 3.67 (13'1" x 12'0")



A beautifully presented double bedroom with front-facing sash double-glazed window enjoying elevated views. Finished with soft carpeting, radiator, chimney breast detail and tasteful lighting, this room provides a calm and elegant retreat.



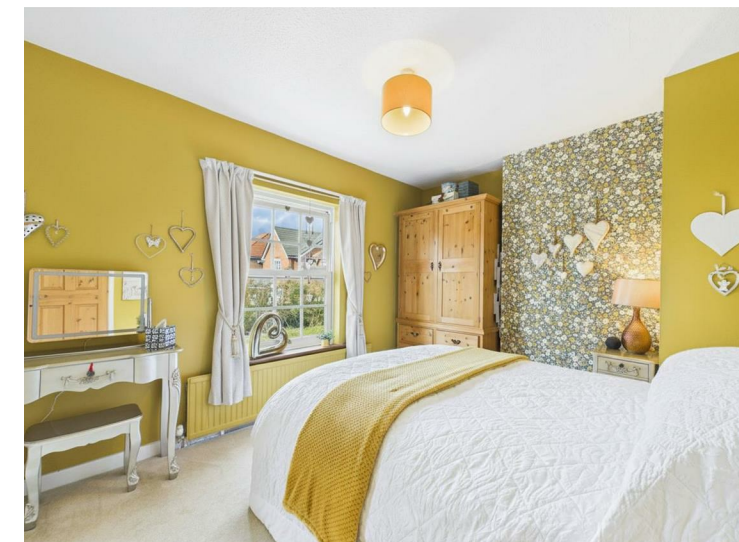
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BEDROOM 2

3.01 x 4.71 (9'10" x 15'5")



Another generous double bedroom with two front-facing sash windows, radiator and ample space for wardrobes or additional furniture.



BATHROOM

2.44 x 4.69 (8'0" x 15'4")



The luxurious bathroom is a statement in itself. Stone flooring leads to a freestanding roll-top bath set beneath a feature fireplace wall. Period-style fittings combine with modern convenience, including a corner shower with marble-effect tiling, twin marble countertop basins set within a wooden vanity unit, mirror storage, heated towel rail and separate WC. A Glow-worm gas combi boiler is discreetly housed within bespoke cabinetry.

