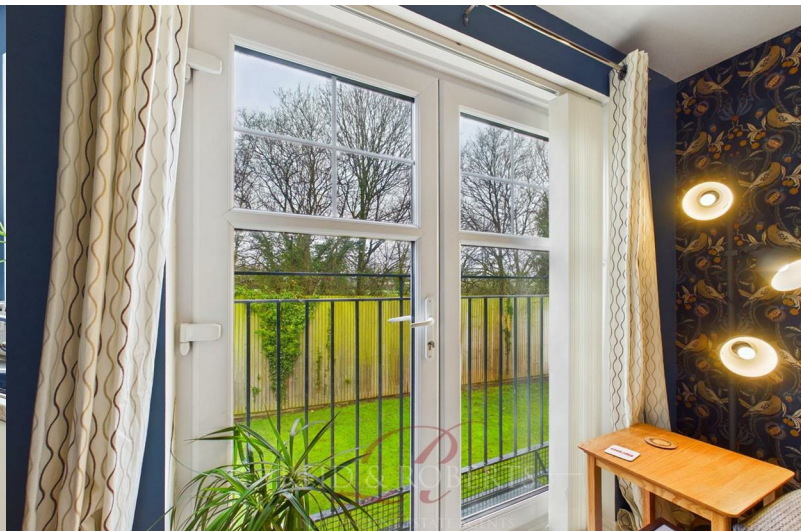




6 Aspen House

Aspen Way, Penyffordd, CH4 0AU

Offers Over £150,000



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Accommodation Comprises:

The property is accessed via a spacious communal hallway.

Door leading into:

Entrance Hallway

Accessed via a secure fire door, the apartment opens into an impressively spacious entrance hallway. This welcoming area provides ample room for shoe and coat storage and features ceiling light points, a wall-mounted intercom system allowing visitor access to the building, a single panel radiator, and a smoke detector. A useful storage cupboard houses the electric fuse box and water stop tap, while offering excellent additional storage space.

Kitchen/Living/Dining Room

20'3" x 17'2" (6.17 x 5.24)

Undoubtedly the heart of the home is the impressive L-shaped open-plan living, dining and kitchen area. This expansive space has been cleverly arranged to provide clearly defined zones for cooking, dining and relaxing, while maintaining an open and sociable feel. The kitchen area is fitted with a range of contemporary high-gloss wall and base units complemented by stylish work surfaces. It incorporates a one and a half stainless steel sink unit with mixer tap, a four-ring gas hob with extractor hood above, and an electric oven. Integrated appliances include a fridge, freezer and a recently installed washing machine, ensuring both convenience and a sleek finish. A Upvc double glazed window to the side elevation provides additional natural light and ventilation.

Flowing seamlessly from the kitchen is a dedicated dining nook, offering ample space for a dining table and chairs. This area benefits from a double panel radiator and ceiling light point, making it an ideal setting for both everyday meals and entertaining guests. The main living area is equally generous, easily accommodating sofas and entertainment furniture while retaining a comfortable and inviting atmosphere. TV and telephone points are in place, along with a central ceiling light point. A uPVC double glazed door opens onto a charming Juliet balcony, allowing fresh air to circulate while framing attractive views over the shared gardens and open countryside beyond, enhancing the apartment's bright and airy feel.

Bedroom One

12'6" x 8'6" (3.8 x 2.6)

The principal bedroom is positioned to the rear of the property and enjoys two Upvc double glazed windows overlooking the communal

gardens and fields. The dual windows allow natural light to flood the room, creating a calm and restful retreat. The room is further complemented by a single panel radiator and central ceiling light point.

En Suite

6'3" x 4'7" (1.9 x 1.4)

Leading from the bedroom is a well-appointed en-suite shower room fitted with a three-piece suite comprising a corner shower cubicle with mains shower, a low-flush WC, and a wash hand basin with tiled splashback. Finished with tiled-effect vinyl flooring, the en-suite also benefits from a single panel radiator, ceiling light point and extractor fan, providing both comfort and practicality.

Bedroom Two

9'6" x 8'6" (2.9 x 2.6)

This further double bedroom has a double glazed window to the rear elevation, t.v aerial point, and double panelled radiator

Family Bathroom

6'3" x 5'11" (1.9 x 1.8)

Fitted with a Three Piece Suite including bath with overhead mains pressure shower, mixer tap over and glass screen, low flush W.C and wash hand basin, complimentary feature tiled wall with splash back tiling to the sink area, laminate flooring extractor fan, double panelled radiator.

Outside

Externally, the property continues to impress with the added convenience of a designated allocated parking space, complemented by ample visitor parking and additional on-street parking nearby, ensuring practicality for both residents and guests alike. Within the main car park area, there is also a secure, purpose-built bicycle store, providing safe and sheltered storage.

To the rear of the development, residents can enjoy access to a generously proportioned communal garden, thoughtfully laid entirely to lawn. This expansive green space offers a pleasant and peaceful setting, ideal for relaxing outdoors, enjoying the warmer months, or socialising with neighbours. The well-maintained grounds further enhance the overall appeal of the development, creating an attractive environment that balances convenience with open, outdoor space.

Additional costs

£140 service/maintenance charges per month

£300 per annum Ground Rent

Council Tax - Band B

Tel: 01352 700070

EPC Rating- B

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

Mortgage Advice

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. Telephone Mold office on 01352 700070.

Services

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

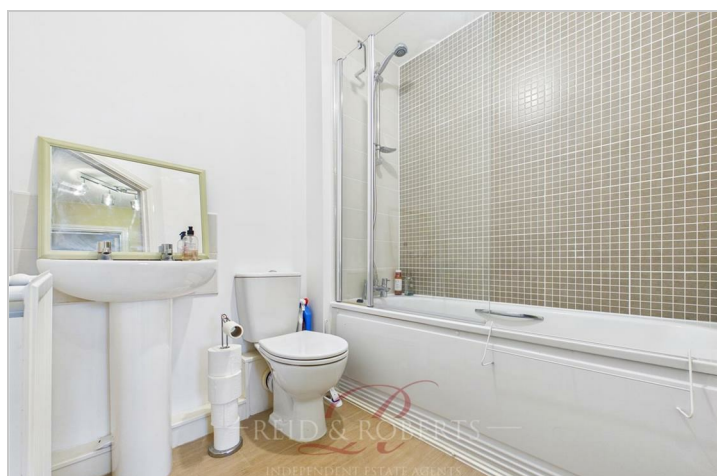
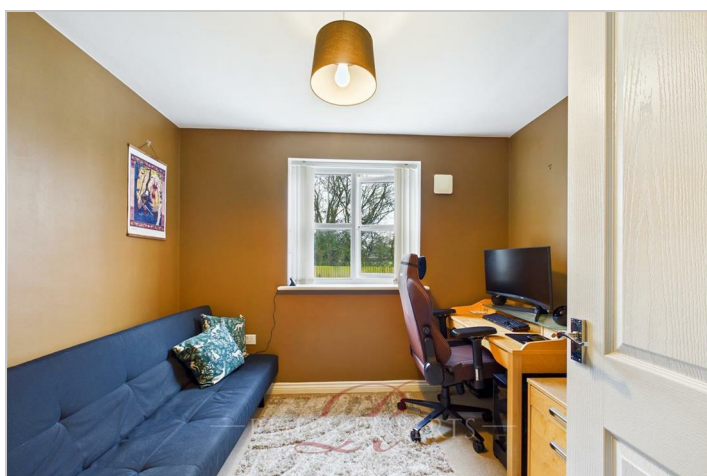
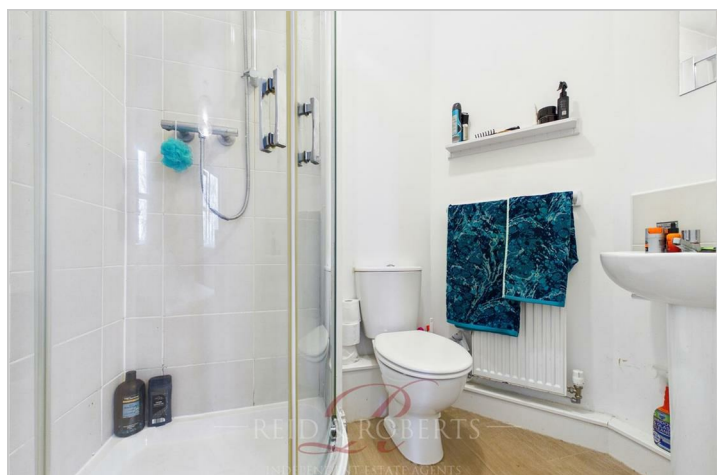
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Do You Have A Property To Sell

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation FREE of charge with no obligation.

Opening Hours

Monday - Friday 9.15am - 5.30pm
Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



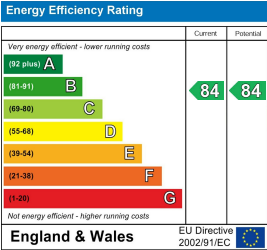
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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