

BOWEN

PROPERTY SINCE 1862



Asking Price £263,500

🏠 2 Bedrooms 🚿 3 Bathrooms

16b Green Park, Penyffordd,
Chester CH4 0LY

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General Remarks

A modern detached village bungalow offering a deceptively spacious open plan living area having additional rear annexe, which was designed to accommodate an independent relative if required. The property is well fitted and has two bedrooms and three bathrooms (no. 1 bedroom en-suite) together with attached car port/garage from a parking driveway. There are low maintenance gardens to front and rear, the rear of which can be approached via a pedestrian access with highway parking. The whole is double glazed and centrally heated. Internal inspection recommended.

Accommodation

MAIN BUNGALOW:

Entrance Hall: 12' 4" x 4' 5" (3.75m x 1.34m)

Approached through a PVCu framed double glazed door with matching side reveal. Telephone point. Radiator. Three-branch spot-light.

Inner Hallway: 10' 6" x 2' 11" (3.21m x 0.88m) Radiator. Smoke alarm. Linen cupboard with fitted shelving.



Lounge through Dining Room: 22' 11" x 11' 10" (6.99m x 3.60m) A spacious room with ornate fire surround having marbled insert and hearth with focal-point electric fire. Television aerial point. Sky television aerial point. Two wall-light points. Double glazed window to rear. Open plan aspect to:

Kitchen: 11' 1" x 10' 8" (3.37m x 3.24m) Fitted with a range of modern high gloss white flush-panel fitted units comprising a one-and-a-half-bowl stainless steel single drainer sink unit set into a range of base cupboards with drawer pack including deep pan drawers set beneath laminate limed oak-effect topped work surfaces. Fitted stainless steel electric cooker with electric double oven and grill and electric hob with stainless steel finished cooker hood above. Space for upright fridge freezer. Range of matching suspended wall cabinets. Fitted extended breakfast bar with matching surfaces having space with plumbing beneath for automatic washer/dryer together with dishwasher. Wall mounted gas-fired combination-type central heating boiler. Double glazed window. Double glazed back door. Carbon monoxide detector. Smoke alarm.

Bedroom 1: 11' 11" x 8' 0" (3.63m x 2.43m) Radiator. Double glazed window. Ceiling fan. Fitted range of full-length sliding-door mirror-fronted wardrobes containing hanging rails and fitted shelving with central "secret door" to:

En-Suite Shower Room: 8' 5" x 2' 5" (2.56m x 0.74m) Refitted with a modern three piece white suite comprising close flush w.c., vanity wash hand basin and shower tray with instant heat electric shower fitted above. Marble-effect aqua-sheet walls. Extractor fan. Ceiling spot-lights. Fitted medicine cabinet.

Bedroom 2: 10' 8" x 10' 7" (3.25m x 3.23m) Television aerial point. Radiator. Double glazed window. Ceiling fan. Fitted range of four-doored sliding mirror-fronted wardrobes containing hanging rail and fitted shelving.

Bathroom: 8' 5" x 4' 9" (2.57m x 1.45m) Fitted with a modern three piece white suite with range of chrome finished fittings comprising close flush w.c., vanity wash hand basin and shower bath having fitted glazed screen and dual shower above including deluge head. Chrome finished heated towel rail. Marble-effect aqua-sheet finish to walls. Mirror-fronted medicine cabinet. Double glazed window.

ANNEXE:

Note: The area of the Annexe is presently open-plan although has been designed to accommodate a partition bedroom if required.

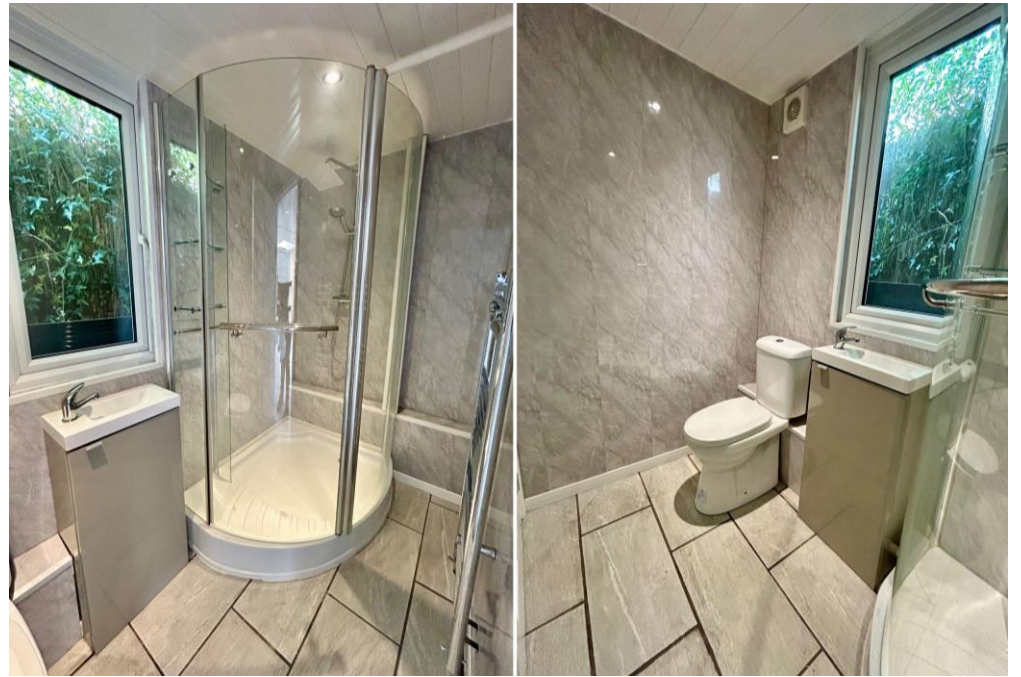
Living Area/Kitchen: 16' 5" x 11' 11" (5.01m x 3.64m) Kitchen Area finished with modern grey-toned flush-panel laminate fronted units set beneath laminate granite-effect topped work surfaces with inset stainless steel sink unit. Fitted twin wall cabinets with central shelf between. Tiling to floor. Glazed roof-light. Ceiling spot-lights. Radiator. Television aerial point. Double glazed windows to side and rear. Double glazed back door.

Dining Space: 8' 11" x 7' 8" (2.73m x 2.34m)

Shower Room: 8' 7" x 4' 6" (2.61m x 1.36m) Fitted with a modern three piece suite finished in white with range of chrome finished fittings comprising close flush w.c., vanity wash hand basin and over-sized shower tray having fitted glazed screen and entrance door and mains powered thermostatic shower above with dual head shower including deluge head. Range of chrome finished fittings including heated towel rail. Marble-effect aqua-sheets to walls. Double glazed window. Extractor fan. Ceiling spot-lights.

Outside: To the front elevation there is a low maintenance gravelled garden with stocked flower and shrubbery borders whilst to the side there is a paved and gravelled Parking Driveway leading to the attached Garage/Car Port 6.29m x 2.64m fitted with up and over door.









Directions: Leave Wrexham on the Mold Road past the Football Ground continuing to the roundabout above the A483 at which take the exit A541 signposted Mold. Continue along the by-pass through Gwersyllt and on through Cefn y Bedd. At the traffic lights in Abermorddu bear right onto the A550 (Hawarden Road) continuing all the way through Caergwrle, descending the hill and passing beneath the railway bridge. Continue ahead all the way through the village of Hope to the junction of the B5373 at which turn left in the direction of Penyffordd. Continue straight across at the roundabout keeping on the A550, taking the next right-hand turning. Follow the roadway around to the right and take the next left-hand turning into Fammau View Drive. Turn left into Hillside Road and at the junction with Green Park turn left descending the hill and following the roadway to the right when the property will be observed on the left-hand side.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted gas-fired combination boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – Awaiting.

Council Tax Band: The property is valued in Band "D".

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