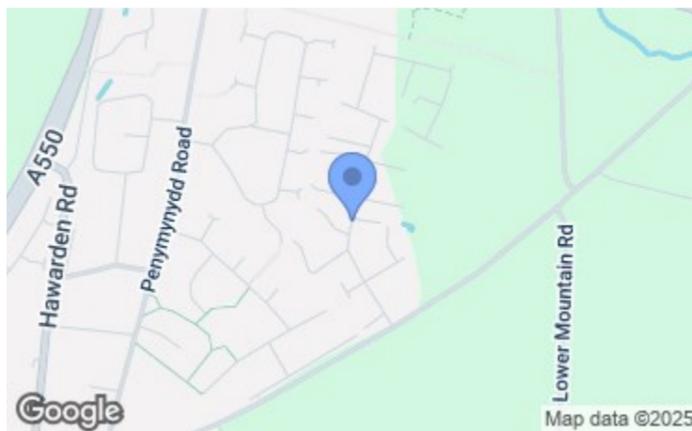




FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 724 sq.ft. FLOOR 2 688 sq.ft.
TOTAL : 1,412 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		94	(92 plus) A
(81-91) B	85		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

26 Rhodfa Gladstone
Penymynydd, Chester, Flintshire
CH4 0LL

Price
£420,000

AN IMMACULATELY APPOINTED AND WELL DESIGNED MODERN FOUR BEDROOM DETACHED FAMILY HOUSE with enclosed walled garden and garage. Standing in an attractive corner position within this much sought after development on the periphery of Penyffordd village with easy access of the A55 Expressway, to Chester and Mold. Dating from 2020, the property benefits from the remaining balance of the NHBC guarantee, gas fired central heating and double glazing with custom made shutters to several windows. In brief the well presented accommodation comprises; reception hall, cloakroom/WC, spacious dual aspect living room, a large open plan kitchen/dining/family room with attractive range of units, integrated appliances and with access to the garden, utility room, first floor landing, bedroom one with fitted wardrobes and luxury en suite shower room, three further good size bedrooms and family bathroom. Driveway parking to the rear for two cars, semi-detached garage and good size south facing garden with patio. Viewing highly recommended.

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.



LOCATION

The property was built in 2020 and forms part of the highly regarded Millstone View development by Redrow Homes on the periphery of Penymynydd village. The development is now nearing completion and No 26 stands in an attractive position with open aspects over adjacent open amenity/green areas. The A55 Expressway is within a few minutes drive providing excellent access to Chester (9 miles) to the M56 and M53 motorways and north West coast. Local train stations at Penyffordd, Hawarden and Buckley, provide a service between Wrexham and Bidston with connection to Liverpool, and the neighbouring village of Penyffordd has a newly built primary, a small range of local shops, including a butchers and chemist, and two popular inns/restaurants. The Broughton Retail Park, with it's range of High Street shops, M & S food hall, Tesco supermarket, cinema complex and restaurants is also within a few minutes drive.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Covered front entrance with wood grain effect composite double glazed front door to reception hall.

RECEPTION HALL

3.78m x 1.96m (12'5" x 6'5")



Matte black painted spindled staircase with storage cupboard beneath, high gloss ceramic tiled floor, radiator and white panelled interior doors.

Wrexham Road. After 0.25 mile take the left turning for Padeswood/Penymynydd. Follow the road to the next roundabout on the outskirts of Penymynydd and take the second exit towards the Church, and follow the road for a further 0.25mile and take the right turn onto Old Hope Road. Follow the road to the junction and bear right onto Chester Road and then right again into the Milltone Development. Follow the estate straight ahead road whereupon the property will be found on the right hand side next to the open amenity area.

AGENTS NOTES

- * Services - we understand that mains gas, water, electricity and drainage are connected.
- * The property is on a water meter.
- * There is a service charge payable for the development of approximately £250.00 pa (2025) payable in half yearly instalments.
- * Remaining balance of the 10 year NHBC from 2020.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band F

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

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.

VIEWING

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

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

DW/PMW

BEDROOM FOUR

3.12m x 2.64m plus recess (10'3" x 8'8" plus recess)



Double glazed window overlooking the garden and radiator.

FAMILY BATHROOM

2.46m x 2.01m max (8'1" x 6'7" max)



A well appointed bathroom fitted with a white three piece suite comprising panelled bath with mains shower valve and screen, wash basin upon a gloss white cabinet and low flush WC. Attractive part tiled walls with matching floor, chrome towel radiator, shaver point, recessed ceiling lighting, extractor fan and double glazed window with frosted glass.

OUTSIDE



The property occupies a corner position with views over adjoining open amenity/green areas to the front and side.

FRONT GARDEN

Small front lawned garden area with established hedging and outside light.

DRIVEWAY

A driveway is located to the rear of the property providing parking for two cars as well as access to the semi-detached garage. A gate from the drive provides access into the garden.

GARAGE

Up and over door, and power and light installed.

REAR GARDEN

To the side of the property is a good size fully enclosed south facing garden with substantial brick walling to the frontage and panelled fencing to the side. There is a flagged patio extending across the side elevation of the house with low level brick retaining walls and steps down to the garden. Outside light, power point and tap.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and at the roundabout take the second exit onto Chester Road. Follow the road to the main roundabout on the outskirts of the town and take the third exit onto A541

CLOAKROOM/WC

1.96m x 0.99m (6'5" x 3'3")



Comprising low flush WC and semi-pedestal wash basin with mixer tap and tiled splashback. Continuation of the high gloss tiled floor, radiator, recessed ceiling lighting and extractor fan.

LIVING ROOM

6.38m x 3.53m (20'11" x 11'7")



A spacious dual aspect room with windows to the front and side elevations with views over the surrounding area, double and single panelled radiators, TV aerial point and telephone point.



KITCHEN/DINING/FAMILY ROOM

7.72m x 3.51m (25'4" x 11'6")



A spacious and well lit open plan room with a wide double glazed window to the front with custom made shutters, further window to the side gable and matching French doors leading out to the patio and garden. The kitchen is fitted with an attractive range of wood grain cream finished base and wall units with white quartz worktops with undercounter stainless steel sink unit with mixer tap and matching quartz upstands. Range of integrated appliances comprising stainless steel four gas burner hob with cooker hood above, double electric oven, fridge/freezer and dishwasher. Continuation of the high gloss ceramic tiled floor throughout, two panelled radiators, recessed ceiling lighting and internal door to the utility room.



UTILITY ROOM
1.96m x 1.73m (6'5" x 5'8")



Matching base and wall cupboards to the kitchen with light wood effect worktops, inset sink unit and matching upstands. Void and plumbing for washing machine, space for tumble dryer and wall cupboard housing a Potterton gas fired central heating boiler. Radiator, tiled floor and double glazed exterior door to the driveway.

FIRST FLOOR LANDING



A spacious landing area with double glazed window to the front with custom made shutters, radiator, loft access and built-in storage cupboard.



BEDROOM ONE
3.61m x 3.56m overall (11'10" x 11'8" overall)



Double glazed window to the side gable, range of fitted wardrobe units to one wall with sliding door fronts, radiator and internal door to en suite.

EN SUITE
2.41m x 1.40m (7'11" x 4'7")



A well appointed en suite shower room comprising a large tiled shower enclosure with sliding screen and mains shower valve, wash basin upon a gloss white cabinet and low flush WC. Tiled floor, chrome towel radiator, shaver point, extractor fan, recessed ceiling lighting and double glazed window with frosted glass.

BEDROOM TWO
3.51m x 2.92m (11'6" x 9'7")



Double glazed window to the front and radiator.

BEDROOM THREE
3.61m x 2.92m (11'10" x 9'7")



A dual aspect room with windows to the front and side gables with views over the surrounding area and radiator.

