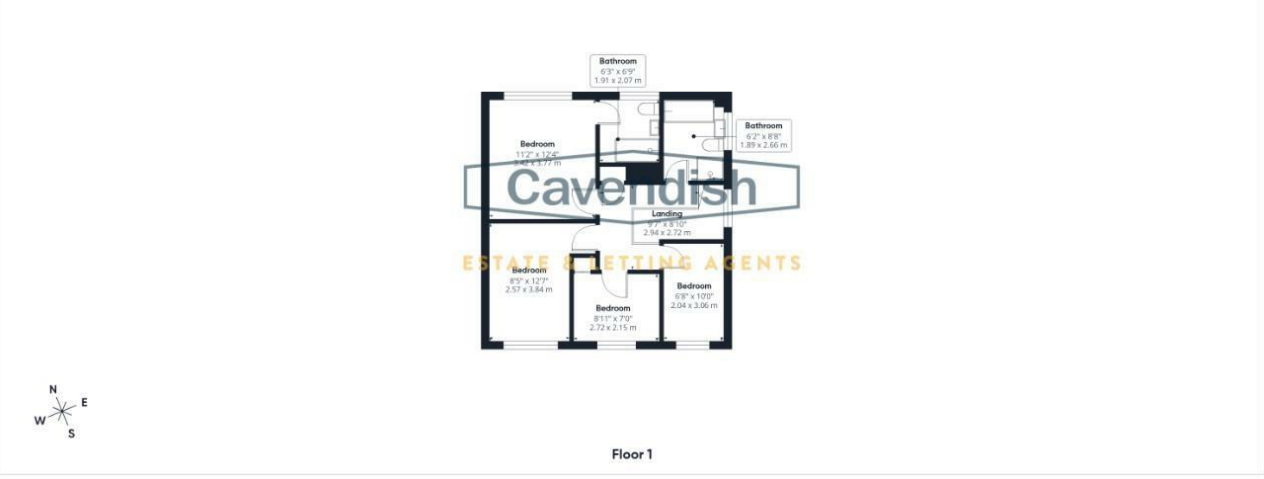
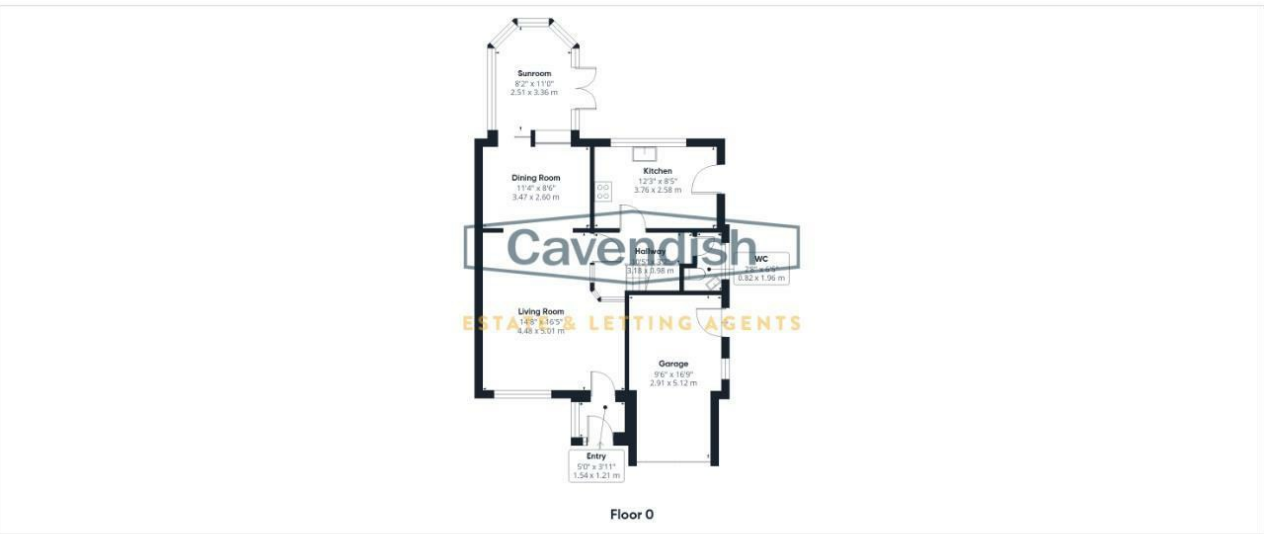


48 Well House Drive, Penymynydd, Chester, CH4 0LB



Energy Efficiency Rating

Environmental

Approximate total area²⁰

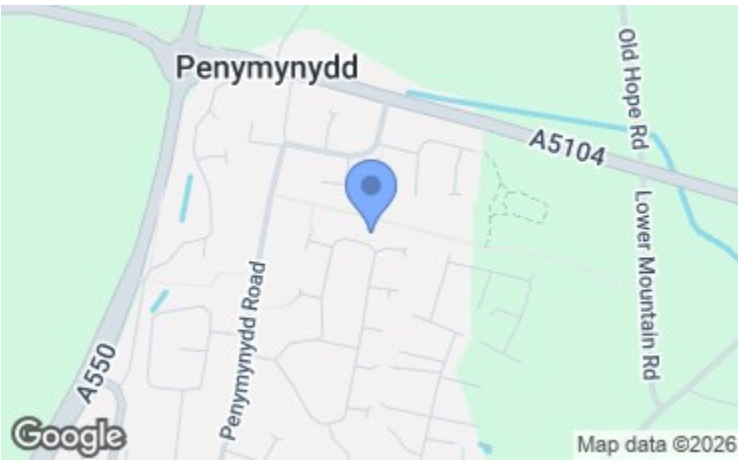
1307 ft²

121.6 m²

(1) Excluding balconies and terraces

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> A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) <i>Not energy efficient - higher running costs</i>		63	80
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.

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www.cavendishproperties.co.uk

Cavendish

ESTATE AGENTS



48 Well House Drive

Penymynydd, Chester,
CH4 0LB

Offers In The Region Of £325,000

A four-bedroom detached family home situated on a desirable crescent within the sought-after villages of Penymynydd and Penyffordd. Offering generous reception space, a conservatory, modern kitchen, integral garage and beautifully maintained rear garden, this is a superb opportunity for growing families.

Penymynydd and neighbouring Penyffordd are highly regarded for their strong community feel, excellent local schooling and convenient transport links. With easy access to the A55, the property is ideally positioned for commuting to Chester, Wrexham and beyond. The villages offer a selection of local amenities, shops, public houses and scenic countryside walks, blending semi-rural charm with everyday convenience.

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48 Well House Drive, Penymynydd, Chester, CH4 0LB

LOCATION



Situated on a pleasant crescent within this popular residential development, this four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. Penymynydd and neighbouring Penyffordd are highly regarded for their strong community feel, excellent local schooling and convenient transport links. With easy access to the A55, the property is ideally positioned for commuting to Chester, Wrexham and beyond. The villages offer a selection of local amenities, shops, public houses and scenic countryside walks, blending semi-rural charm with everyday convenience.

EXTENAL

Externally, the property is approached via a paved driveway providing parking for three vehicles, alongside a neatly maintained lawn and established hedging to the boundary. A wooden side gate allows convenient access to the rear garden. The front entrance sits beneath a sheltered porch, leading through a wood-effect uPVC door with decorative stained glass inset.

ENTRANCE PORCH

1.54 x 1.21 (5'0" x 3'11")

A welcoming entrance porch with obscured double-glazed windows and decorative ceiling detail, offering useful hanging space for coats. A glazed internal door opens into the main living accommodation.

LIVING ROOM

4.48 x 5.01 (14'8" x 16'5")



A bright and well-proportioned reception room with wood-effect vinyl flooring, a large double-glazed window overlooking the front elevation and a contemporary electric fire set within a white marble surround. Wall and ceiling lighting add warmth, while a glazed divider provides subtle separation and access through to the inner hallway.



GREEN HOUSE



GARDEN SHED



GARAGE

2.91 x 5.12 (9'6" x 16'9")



The property further benefits from a single integral garage with electric roller door rear wooden and glass door to the side of the property, power and lighting, workbenches and ample storage space ideal for hobbies or secure parking.

TENURE

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

COUNCIL TAX

* Council Tax Band F - 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 WINING 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 2nd exit onto A5104 0.2 mi-Continue on Oakland Way. Take Penymynydd Road to Well House Dr in Penymynydd 3 min (0.5 mi)- Turn right onto Oakland Way 0.1 mi Continue onto Penymynydd Road 0.2 mi Turn left onto Well House Dr 144 ft Turn left onto Darwen Dr 233 ft Slight left onto Well House Dr Property will be on the left 48 Well House Dr Penymynydd, Chester CH4 0LB

BEDROOM 4
2.04 x 3.06 (68" x 10'0")



A well-sized single bedroom, ideal as a nursery, home office or dressing room, with radiator and double-glazed window.

BATHROOM
1.89 x 2.66 (62" x 8'8")



Well-appointed with black tiled flooring and white wall tiling, the family bathroom comprises a separate bath with handheld shower attachment, WC, basin, and a curved glass shower enclosure with rainfall-style shower. Heated towel rail and obscured window complete the space.

GARDEN



The rear garden is an attractive and private outdoor space, predominantly laid to lawn with surrounding flower beds and multiple seating areas. There is a greenhouse, railway sleeper raised beds, outdoor power and water supply, and side access to the front. A wonderful garden for both relaxation and keen gardeners alike.



DINING ROOM
3.47 x 2.60 (114" x 8'6")



Flowing seamlessly from the living space, the dining room continues the wood-effect flooring and offers ample room for a family dining table. Sliding double doors open into the conservatory, creating an excellent entertaining layout with plenty of light.

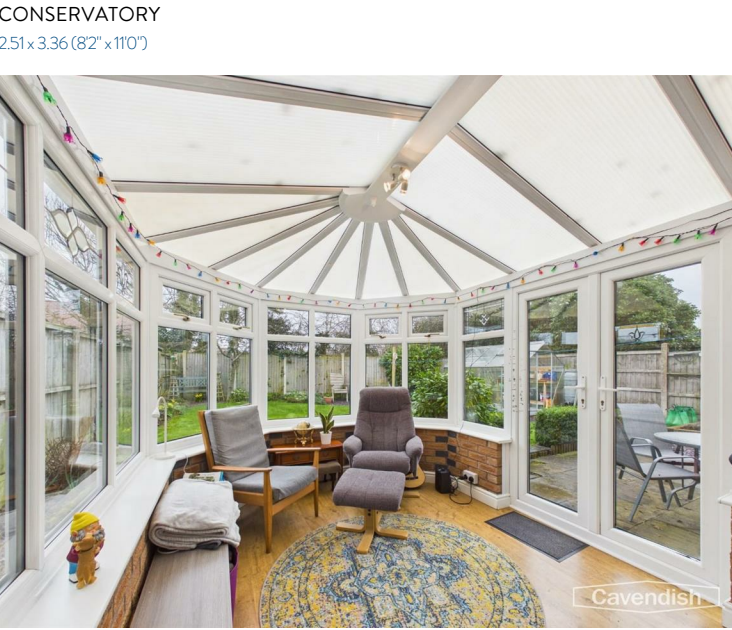


KITCHEN
3.76 x 2.58 (124" x 8'5")

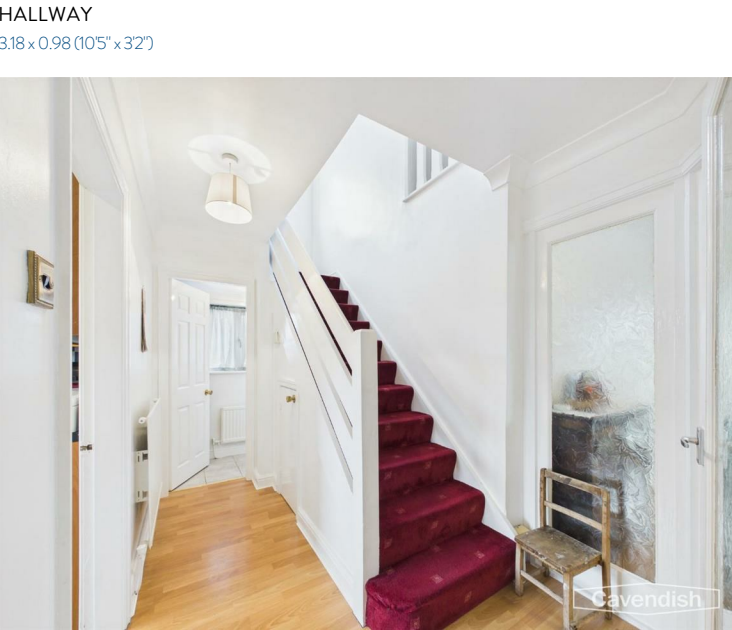


Positioned to the rear, the kitchen enjoys views over the garden through a double-glazed window. Fitted with wooden wall and base units, black worktops and a five-ring gas hob with stainless steel extractor and splashback, the space is practical and well laid out. There is plumbing for a washing machine, space for a fridge freezer and an inset sink with adjustable mixer tap. A side uPVC door provides access to the driveway and garden.





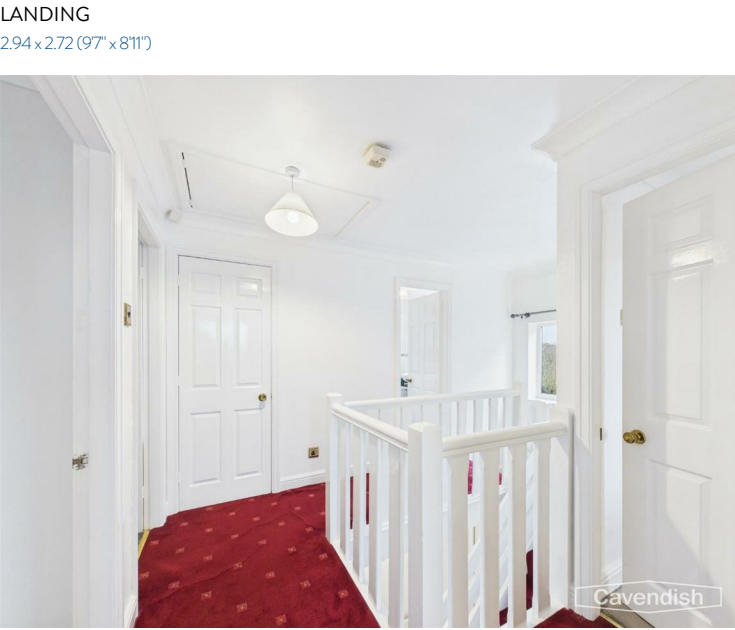
A lovely additional reception space with brick base walls, uPVC windows and a white roof with inset LED lighting. French doors open directly onto the rear patio, allowing the garden to become a natural extension of the home during warmer months.



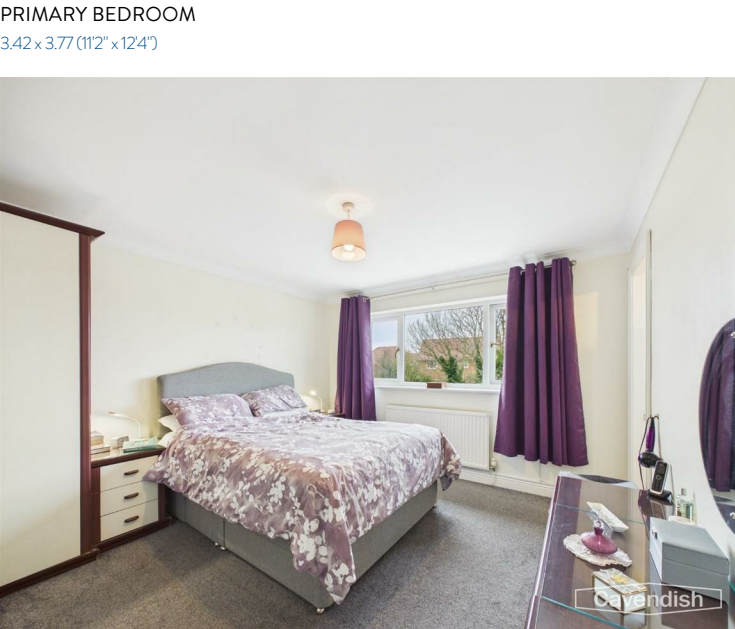
The hallway is divided by obscured glazing allowing light from the hallway into the kitchen and living room giving a great feeling of space and light. From the hallway, carpeted stairs rise to the first floor with useful understairs storage

DOWNSTAIRS WC
0.82 x 1.96 (2'8" x 6'5")

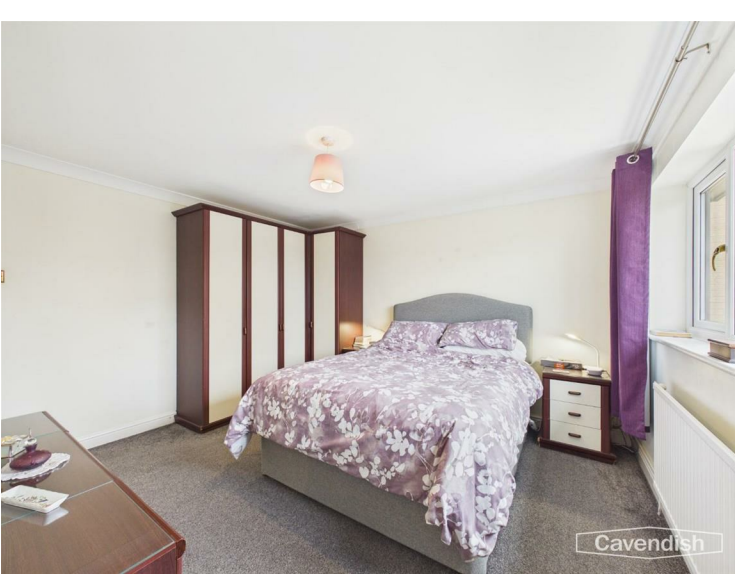
The ground floor WC is fitted with a white suite including a corner basin, tiled splashback, radiator and window for ventilation.



The landing benefits from carpeted flooring, a side-facing window allowing natural light to flood the space, loft access (partially boarded) and an airing cupboard for additional storage.



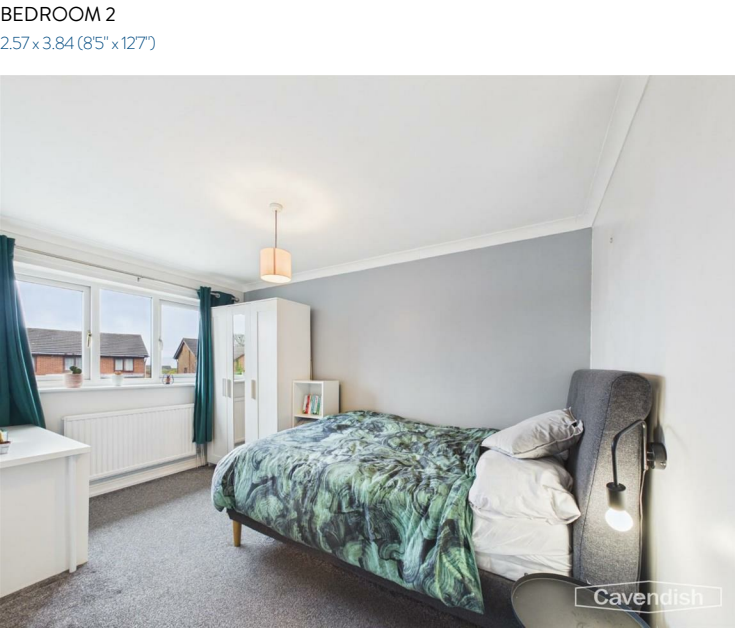
A spacious double bedroom with built-in wardrobes, matching bedside cabinets and dressing table. A front-facing double-glazed window provides pleasant outlook, and the room is finished with neutral décor and coving.



ENSUITE SHOWER ROOM
1.91 x 2.07 (6'3" x 6'9")



Modern and stylish, comprising a walk-in shower with glass screen, white WC and vanity basin unit with storage below. Finished with contemporary grey tiling, a heated towel rail and obscured window for ventilation.



A generous double bedroom with double window to the front elevation, radiator and ceiling light pendant.



A small double bedroom with built-in storage cupboard, radiator and rear-facing double-glazed window.