



23

Chester | | CH4 0GS

Offers In Excess Of £385,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



# 23

Chester | CH4 0GS

Situated on Ffordd Y Brwyner, Pen-Y-Ffordd is this immaculately presented three bedroom detached family home offering modern and convenient living throughout.

The internal accommodation comprises an entrance hallway, a spectacular open plan kitchen/dining/living area, a useful utility/cloakroom and a downstairs W.C. The stylish kitchen comprises a range of modern features, while the dining area has French doors opening onto the rear patio. To the first floor, there are three well-proportioned bedrooms, with the principal suite benefitting from built-in wardrobes and an en-suite. The second bedroom also benefits from built-in wardrobes. There is a contemporary three-piece family bathroom located on the landing which completes the internal accommodation.

The rear of the property benefits from a fantastic rear garden, predominantly laid with artificial lawn for ease of maintenance. An additional favorable aspect is not being overlooked from the rear, as well as a fenced boundary for added security and privacy.

Ffordd Y Brwyner is conveniently located, offering a number of nearby road links such as the A550 and the A55, providing access to Chester, Wrexham and beyond, as well as a nearby train station, placing the property great for commuters. The area offers a range of different amenities including shops, eateries, healthcare and pubs.

- IMMACULATLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME
- OPEN-PLAN KITCHEN, LOUNGE AND DINING AREA
- UTILITY/CLOAKROOM
- DOWNSTAIRS W.C.
- PRINCIPAL SUITE WITH EN-SUITE
- EASY TO MAINTAIN REAR GARDEN WITH PATIO
- GARAGE AND DRIVEWAY
- POPULAR AND CONVENIENT LOCATION
- MUST BE VIEWED TO BE APPRECIATED!



### Entrance Porch

A covered porch with lighting and entrance door into the hallway.

### Entrance Hallway

A welcoming entrance hallway with oak style flooring, ceiling light point, radiator and partially glazed door into the living room.

### Open Plan Lounge/Kitchen/Dining Area

#### Lounge

A beautifully presented lounge featuring oak style flooring, built-in floating media cabinet and storage, radiator, panelled wall with door into the utility, ceiling light points, ceiling spotlights and uPVC double glazed window to the front elevation.

#### Kitchen

A stunning open-plan kitchen finished to an exceptional standard featuring a range of modern shaker-style wall, drawer and base units complimented by quartz worktop over, incorporating a 1.5 sink and drainer unit with tap over. Integrated appliances to include a double electric oven, five ring induction hob with extractor over, dishwasher and fridge-freezer. Central island with drawers and cupboards with quartz worktop over and space for breakfast-bar style seating. Recessed ceiling spotlights, under-counter lighting, oak style flooring, splashbacks and uPVC double glazed window to the rear elevation.

#### Dining Area

A bright dining area with ample space for a dining table, continuation of oak style flooring and uPVC double glazed French doors to the rear elevation.

#### Utility

A useful utility/cloakroom room with space and

plumbing for a washing machine and tumble dryer, wine rack, built-in storage, heated towel rail, extractor fan, ceiling spotlights, oak style flooring and door into the garage.

#### Downstairs W.C.

A two-piece suite comprising a low-level W.C. and pedestal hand wash basin with a mixer tap over. Radiator, oak style flooring and part tiled walls.

#### Landing Area

With carpeted flooring, door into storage cupboard, radiator, ceiling light point and doors off to the bedrooms and bathroom.

#### Principal Bedroom

An ample sized bedroom with built-in mirrored wardrobes, carpeted flooring, radiator, ceiling light point and bedside light points. UPVC double glazed windows to the front elevation and door into the en-suite.

#### En-Suite

A contemporary three-piece suite comprising a low-level W.C., pedestal hand wash basin with mixer tap over and walk-in shower with rainfall shower head over. Heated towel rail, tiled flooring, part tiled walls, extractor fan and uPVC double glazed window to the side elevation.

#### Bedroom Two

Featuring built-in mirrored wardrobes, carpeted flooring, radiator, ceiling light point and uPVC double glazed window to the rear elevation.

#### Bedroom Three

UPVC double glazed window to the rear elevation, radiator, ceiling light point and carpeted flooring.





### **Bathroom**

A modern three piece suite comprising a low-level W.C., pedestal hand wash basin with mixer tap over and bath with glass panel and shower over. Heated towel rail, tiled flooring, part tiled walls, extractor fan and uPVC double glazed window to the side elevation.

### **Outside**

To the rear, the property boasts a predominantly artificial lawned garden, bordered by flower beds with established shrubberies. There is a paved patio area leading from the French doors. Outdoor tap, side access gate and outdoor lighting.

To the front of the property, there is a brick-paved driveway suitable for two vehicles. There is also an easily manageable lawn.

### **Garage**

Up and over door, power and lighting. Internal access door leads into the utility.







### IMPORTANT INFORMATION

\*Material Information interactive report available in brochure section.\*

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

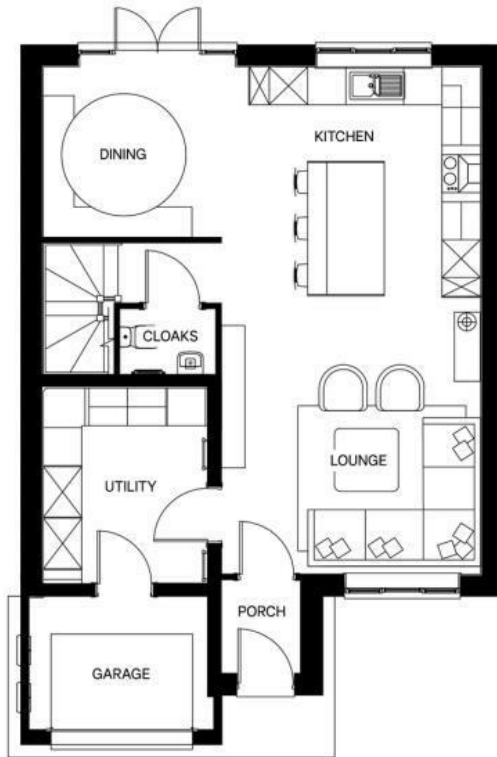
Your home maybe reposessed if you do not keep up repayments on your mortgage

### Additional Information

Estate service charge was £144 last year. Due in October.

# Ffordd y Brwyner, Penyffordd

Approximate Gross Internal Area  
114 sq m / 1228 sq ft



## Dimensions (meter / feet)

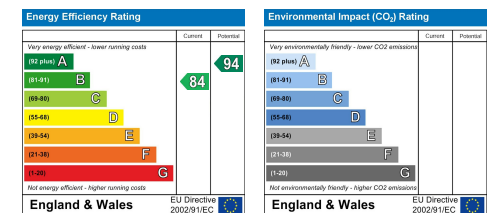
Porch	1.24 x 1.54 / 4'6" x 5'09"
Living area	4.04 x 4.1 / 13'25" x 13'45"
Kitchen / Dining	6.88 x 3.93 / 22'57" x 13'06"
W/C	1.5 x 1.1 / 4'92" x 3'60"
Utility	2.57 x 3.11 / 8'43" x 10'2"
Bedroom 1 -	6.83 x 3.09 / 22'41" x 10'13"
Ensuite 1 -	2.52 x 1.19 / 8'27" x 3'90"
Bedroom 2 -	3.78 x 2.73 / 12'40" x 8'96"
Bedroom 3 -	2.98 x 2.73 / 2'78" x 8'96"
Main bathroom -	1.95 x 2.10 / 6'40" x 6'88"

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





hello  
sunshine

ANNEXYS









Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**<sup>®</sup>  
BUY ■ SELL ■ RENT