



For Sale £280,000

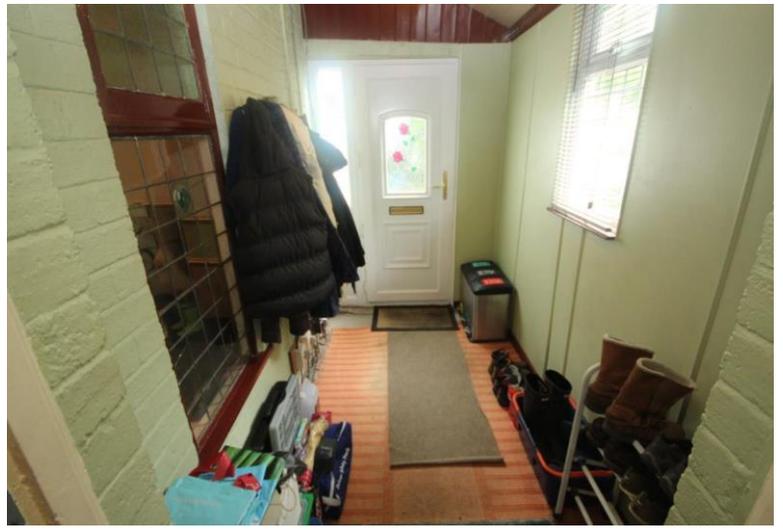


- Detached True Bungalow
- Delightful Views From The Garden
- Gas Central Heating
- Double Glazing
- Deceptively Spacious Living
- Generous Sized Plot
- Potential To Extend Subject To...
- Popular Location
- Driveway/Garage
- Excellent Schooling For all Ages

Wrexham Road,
Penyffordd, Chester, CH4 0HT

Property Description

Occupying a delightful semi-rural position on the edge of the popular village of Penyffordd stands this deceptively spacious Detached true Bungalow offering deceptively spacious accommodation. The home stands within a generous size plot with pleasant views from the garden looking out towards Hope Mountain but also offering the potential to extend subject to planning consent. Fairfield offers the full benefits of gas fired central heating, double glazing, two separate reception rooms, fitted kitchen with a range of extensive eye level and base units, three double bedrooms, four piece bathroom suite, driveway/garage.



Location

Penyffordd offers a great community feel with the village offering a selection of shops, Milestone public house and Red lion public house, primary school, tennis club, catchment for the well regarded secondary school in Hope, good accessibility to Chester, Wrexham, Broughton Retail Park, Mold and Buckley and is excellent for the busy commuter looking for access to the motorway.



Entrance Porch : 5.09' x 8.73' (1.55m x 2.66m)

Upvc entrance door, double glazed lead effect window looking into the reception room, part stained glass timber door leading into the lounge area.

Lounge : 18.80' x 18.01' (5.73m x 5.49m)

Measured maximum in width and length. Feature brick fireplace set on brick hearth with timber tongue and groove to chimney breast, four wall light points, central heating radiator, double glazed lead effect window to the side elevation, sliding partly glazed timber doors with partly glazed side panels.

Dining Room : 15.78' x 9.71' (4.81m x 2.96m)

Sliding double glazed patio door leading out to the rear garden, laminated wood effect flooring, central heating radiator.

Kitchen : 13.09' x 11.58' (3.99m x 3.53m)

Fitted kitchen comprising of an extensive range of pine eye level and base units with complimentary worktops incorporating sink unit with drainer and mixer tap, built in Leisure oven and Stoves built in hob, plumbing for washing machine, plumbing for dishwasher, part tiled to walls, central heating radiator, extractor fan, ceramic tiled floor, double glazed lead effect window to the side elevation, vestibule area with upvc door which gains access to the rear garden.

Bedroom 1 : 14.96' x 14.50' (4.56m x 4.42m)

Measured maximum in width and length, central heating radiator, sliding double glazed patio door to the side of the property, wall light point.

Bedroom 2 : 11.91' x 11.94' (3.63m x 3.64m)

Double glazed lead effect window to the front elevation, coving to ceiling, central heating radiator.

Bedroom 3 : 13.22' x 8.10' (4.03m x 2.47m)

Double glazed lead effect window to the front elevation, central heating radiator.

Bathroom

Fitted four piece coloured suite comprising of panelled bath, pedestal wash hand basin, low level w.c, separate shower cubicle incorporating fitted shower, part tiled to walls and part tongue and groove to walls and ceiling, eyeball lighting, central heating radiator, vinyl floor covering, cupboard housing Worcester central heating boiler.

Externally

Double opening ranch style timber gates lead to driveway providing off road parking which extends to the side and leads to the single garage. Timber gate gains access to the rear garden which in the agents opinion is of a generous size and offers lawned areas, patio, cold water tap, garden enclosed by timber fencing and hedging and there are delightful views from the garden.

Garage : 19.65' x 8.89' (5.99m x 2.71m)

Up and over door, light and power, upvc door to the rear garden, double glazed window.

Thinking Of Selling

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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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