



For Sale

£225,000



- Three Bedroom Modern Home
- Tucked Away Position/Popular Location
- Well Presented Living Throughout
- Double Glazing
- Parking
- Gas Central Heating
- Modern Fitted Kitchen/Dining Area
- Two Bathrooms/Downstairs Cloakroom
- Generous Sized Plot
- VIEWING HIGHLY RECOMMENDED

**Aspen Way
Penyffordd, CH4 0AN**

Property Description

Occupying a tucked away position on this popular modern development stands this deceptively spacious three-bedroom home where an early inspection is strongly recommended to appreciate the beautifully decorated and well-presented home. The property offers the full benefits of gas fired central heating, double glazing, generous sized reception room, fitted modern kitchen with a range of eye level and base units having a dining area, downstairs two bathrooms to the first floor and externally there is a good sized plot which extends to two sides which in the agents opinion offers a great deal of privacy and would make an ideal home for a first time purchase, family or buy to let investment.

Location

Penyffordd is a popular and pleasant village located in Flintshire located south east of Buckley and to the west of Chester. The area offers two primary schools, two public houses, good catchment area for secondary schooling, within close proximity to popular walks and is very accessible to Cities and Towns including Chester, Wrexham, Mold, Buckley, Ellesmere Port etc.



Entrance Hall

Composite partly double-glazed entrance door leading into the hall, laminated wood effect flooring, central heating radiator, stairs to the first floor.

Cloakroom

Low level w.c with top flush, pedestal wash hand basin with tiled splashback, laminated wood effect flooring, central heating radiator.

Lounge: 15.19' x 10.53' (4.63m x 3.21m)

French double-glazed doors leading out to the garden, two central heating radiators, double glazed window to the front and side elevations.

Kitchen/dining Area: 15.19' x 8.40' (4.63m x 2.56m)

Modern style fitted kitchen comprising of a range of eye level and base fitted units with complimentary worktops incorporating one and a half bowl stainless steel drainer sink unit with lever mixer tap, built in oven with four ring gas hob and splashback and extractor fan above, plumbing for washing machine, integrated fridge freezer, central heating radiator, double glazed windows to the front and side elevations, laminated wood effect flooring.

Landing

Built in cupboard.

Bedroom 1: 11.09' x 10.53' (3.38m x 3.21m)

Triple double acoustic glazed window to the side elevation, central heating radiator.

En-suite Shower Room

Fully tiled shower cubicle incorporating fitted Triton Enrich shower with sliding door, pedestal wash hand basin, low level w.c with top flush, central heating radiator, double glazed window to the front elevation.

Bedroom 2: 8.56' x 8.40' (2.61m x 2.56m)

Double glazed window to the side elevation, central heating radiator.

Bedroom 3: 8.40' x 6.33' (2.56m x 1.93m)

Double glazed window to the side elevation, central heating radiator.

Bathroom

Fitted three-piece bathroom suite comprising of panelled bath with tiled splashbacks, pedestal wash hand basin, low level w.c with top flush, tile effect flooring, double glazed window to the front elevation.

Externally

There is a shared pathway to the front of the property with private pathway leading to the front entrance and enclosed garden area. Timber gate gains access to generous sized fully enclosed garden comprising of lawn section, artificial grass section, flagged patio.

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Ground Floor

Living Room
4.63m x 3.21m 15'2" x 10'6"
Kitchen/Dining Area
4.63m x 2.56m 15'2" x 8'4"



First Floor

Bedroom 1 (max.)
3.38m x 3.21m 11'0" x 10'6"
Bedroom 2
2.61m x 2.56m 8'6" x 8'4"
Bedroom 3
2.56m x 1.93m 8'4" x 6'3"

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91
69-80	C	79	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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