

Town & Country

Estate & Letting Agents

Green Park, Penymynydd

Offers In Excess Of £239,950



Ripe for cosmetic updating this two-bedroom detached bungalow is situated on a corner plot in the popular village of Penymynydd. Having the benefit of UPVC double glazing and gas central heating. Offering adaptable accommodation including a spacious living room, conservatory and shower room. This bungalow offers a low maintenance garden with parking for a number of vehicles. Viewing is essential to appreciate all this property has to offer.

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DESCRIPTION

This bungalow is an ideal purchase for anyone wanting the opportunity to complete some cosmetic updating and make it their home. Upon entering through the attractive glazed front door, the welcoming entrance hall provides access to the principal rooms. The generously proportioned living room offers a warm and inviting space, featuring a coal-effect gas fire, a front-facing window and access to the kitchen and boarded loft. The practical kitchen is fitted with a range of pine-style wall, base and drawer units, complemented by generous worktop space and a selection of integrated appliances. A stable-style door leads through to the useful conservatory, providing an additional light-filled space with access to the side of the property. The accommodation continues with two well-proportioned double bedrooms, the principal bedroom benefiting from fitted wardrobes with sliding mirrored doors. A contemporary three-piece shower room completes the accommodation. Externally, the property occupies an attractive corner position with ample off-road parking, a useful carport and a versatile, detached outbuilding/office with power and lighting. The low-maintenance front garden is enhanced by established planting, while the private, predominantly paved rear garden provides a pleasant outdoor space with timber shed and is not overlooked.



LOCATION

Situated in the popular village of Penyffordd, the property enjoys a convenient position with a range of local amenities, shops, schools and everyday facilities close by. The nearby A5104 provides excellent access to surrounding towns and villages, while the A55 is within easy reach, offering convenient links towards Chester, Wrexham, Mold and the wider North Wales and motorway network. Chester city centre is also readily accessible by road, making the location well suited to those seeking a balance between village living and excellent transport connections.

DIRECTIONS

From our Chester branch on Lower Bridge Street, head towards Castle Street and join the A483 towards Wrexham. Continue onto the A55 towards Mold and exit at Junction 36, signposted A5104/Pen-y-ffordd. Follow the A5104, turning left onto Oakland Way and continuing onto Penymynydd Road. Turn right onto Green Park, where the property can be located by our Town & Country for sale sign.

ENTRANCE HALL

11'4" x 7'3" max

Entered via a timber-panelled glazed front door, the entrance hall has a radiator and glazed doors opening into the living room and kitchen, with further doors providing access to both double bedrooms and the shower room.



LIVING ROOM

13'8" x 15'2"

A spacious living room featuring a coal-effect gas fire with surround, radiator and window overlooking the front elevation. There is also an integrated door providing access to the kitchen, together with a loft hatch providing access to the boarded loft.



KITCHEN

11'0" x 11'5"

The kitchen is fitted with a range of pine-style wall, base and drawer units, providing ample work surface space and incorporating a resin one-and-a-half-bowl sink unit with mixer tap and tiled splashbacks. Integrated appliances include an oven, hob, extractor hood, fridge/freezer and slimline dishwasher, with additional space and plumbing for a washing machine and tumble dryer. The kitchen also benefits from a radiator, window overlooking the side elevation and a single-glazed stable-style door opening into the conservatory.



CONSERVATORY

14'6" x 4'4"

Offering light and additional space the conservatory is constructed with a low brick wall and UPVC double-glazed windows and door, with the door providing access to the side elevation.



BEDROOM ONE

11'5" x 12'5"

Having a built-in wardrobe with sliding mirrored doors, window overlooking the front elevation and radiator.



BEDROOM TWO

10'4" x 9'5"

With a window overlooking the rear elevation and radiator.



SHOWER ROOM

7'4" x 5'0"

Fitted with a modern three-piece suite comprising an oversized shower enclosure with wall-mounted seat and thermostatic shower with adjustable shower head. There is a vanity unit housing a dual-flush low-level WC and wash hand basin. The walls are partially panelled, with a radiator, opaque window to the rear elevation and ceiling-mounted extractor fan.



EXTERNALLY

Situated in a corner position, the property benefits from off-road parking to the right-hand side, leading beneath the carport and towards the outbuilding/office. To the front of the property is a low-maintenance garden, enclosed by a boundary planted with a variety of shrubs and plants forming a mature hedge. To the rear of the property is further off-road parking, together with access to the rear garden, which is predominantly paved and includes a timber shed. The garden is not overlooked.



OUTBUILDING/OFFICE

9'8" x 7'4"

Accessed via a single-glazed timber panel door, the outbuilding benefits from power and lighting, together with double-glazed windows to the rear elevation.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Council tax band: D

Tenure: Freehold

ARRANGE A VIEWING

Please contact a member of our team on 01244 403900.

Viewings are strictly by appointment via our Chester branch.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser

should confirm with their solicitor which items are included or excluded.

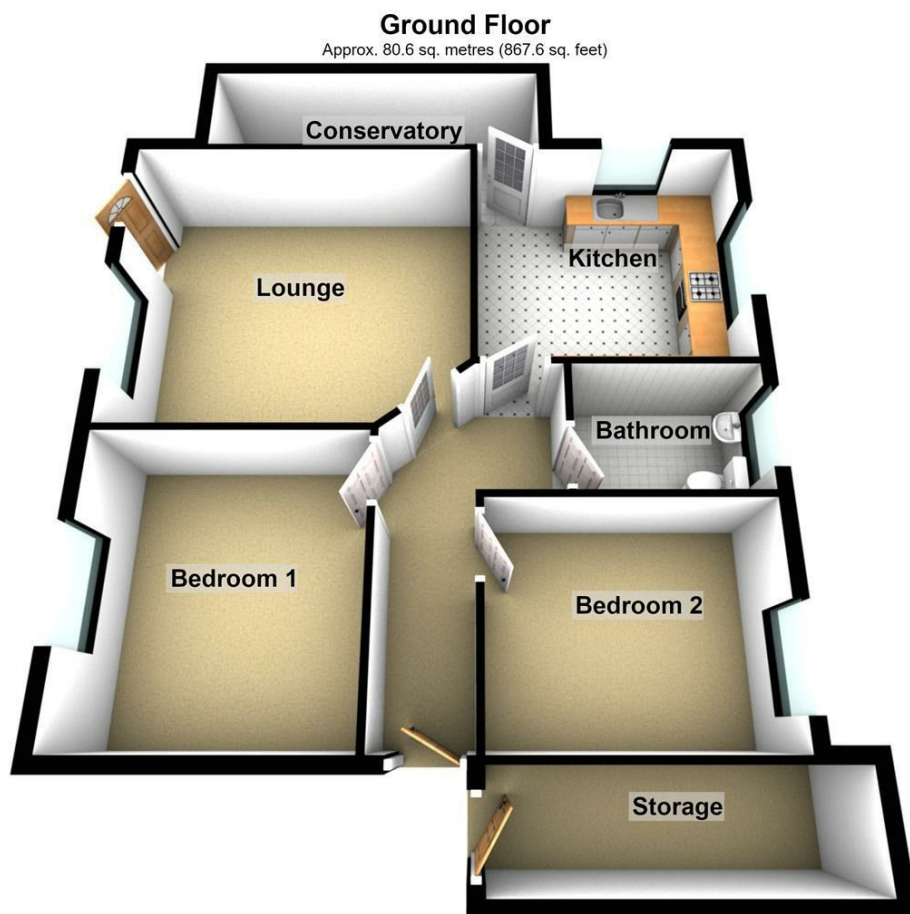
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval.



Total area: approx. 80.6 sq. metres (867.6 sq. feet)

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.