REID & ROBERTS

INDEPENDENT ESTATE AGENTS



1 Ffordd Y Brwyner

Penyffordd, Chester, CH4 0GS

Asking Price £410,000

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Accommodation Comprises

Occupying an attractive position within this sought-after development, the property enjoys excellent kerb appeal and can be approached via two separate access points. A beautifully landscaped paved pathway to the front, bordered by mature shrubs, established planting and attractive greenery, provides a welcoming entrance to the home, whilst a second access point leads via the driveway directly to the utility room, offering additional practicality for day-to-day family living. From the moment you arrive, the quality and attention to detail synonymous with a former show home are immediately apparent.

Entrance Hallway

A spacious and welcoming introduction to the property, the entrance hallway immediately sets the tone for the quality found throughout the home. Stylish parquet-style wood effect flooring extends beneath your feet, complemented by recessed spotlighting, a sprinkler system and a turned staircase rising gracefully to the first floor. There is ample space for coat and shoe storage, creating a practical yet elegant reception area.

Cloakroom

Conveniently positioned off the hallway, the beautifully presented cloakroom is fitted with a contemporary two-piece suite comprising a low flush WC and wash hand basin, enhanced by an attractive marble splashback. The continuation of the parquet-style flooring further elevates the space, with the added benefit of extractor fan and radiator.

Lounge

Stretching the full width of the property, the impressive lounge offers an exceptional space for relaxing and entertaining. Flooded with natural light from three windows positioned to the front and side elevations, this elegant room enjoys a bright and airy atmosphere throughout the day.

A striking media wall provides a stylish focal point whilst retaining television connection points, allowing future owners flexibility in their layout and design choices. Continuing the sophisticated parquet-style flooring, together with recessed spotlighting and tasteful décor, this room effortlessly combines comfort with contemporary elegance.

Family Room

Undoubtedly the heart of the home, this magnificent open-plan space has been designed to bring family life together. Whether preparing meals, entertaining guests or supervising homework, this room offers the perfect environment for modern living.

Natural light pours into the room through multiple windows and double glazed patio doors, which provide direct access to the rear garden and further enhance the sense of space. Additional features include recessed spotlighting, a sprinkler system, parquet-style flooring and twin radiators for year-round comfort.

Dining Room

The dining and family areas offer generous proportions, comfortably accommodating both a substantial dining table and relaxed seating area, making this the true social hub of the home.

Kitchen

The beautifully fitted kitchen features an extensive range of soft-close wall, base and drawer units finished to an exceptional standard, complemented by luxurious granite work surfaces and matching splashbacks. A sleek inset stainless steel sink with mixer tap is seamlessly incorporated within the granite worktop, which also benefits from an integrated drainer.

A comprehensive range of integrated appliances includes a full-height fridge freezer, eye-level oven and grill, gas hob with extractor hood above and integrated dishwasher, creating a kitchen that is as practical as it is visually impressive.

Utility Room

Accessed directly from the kitchen, the utility room continues the property's impressive specification with matching wall and base units, complemented by quality work surfaces. There is plumbing and space for both a washing machine and tumble dryer, whilst the wall-mounted boiler is neatly concealed within a cupboard.

Finished with matching flooring, recessed spotlighting and a sprinkler system, the room also benefits from a composite door providing convenient access to the rear of the property and driveway.

Stairs From Hallway Rise To

Landing

The spacious landing provides access to all first-floor accommodation and benefits from loft access, a radiator, sprinkler system and a bright, open feel. The quality and attention to detail evident throughout the ground floor continue seamlessly upstairs.

Principle Bedroom

A beautifully appointed principal bedroom, thoughtfully designed to create a luxurious retreat. The room enjoys attractive panelled feature walls, a bespoke upholstered headboard and a range of fitted furniture including mirrored sliding wardrobes providing extensive hanging and shelving space.

A dedicated dressing area with fitted mirror creates a boutique feel, whilst the generous proportions ensure ample space for freestanding furniture if desired.

En Suite

The stylish en-suite is fitted with a contemporary three-piece suite

comprising a spacious double shower enclosure with sliding glass screen, rainfall shower head and additional handheld attachment, low flush WC and wash hand basin.

Finished with attractive tiling, recessed spotlighting, heated towel rail, extractor fan and a frosted window providing natural light, the en-suite offers both practicality and luxury in equal measure.

Bedroom Two

A superbly proportioned double bedroom benefiting from a range of premium fitted furnishings including mirrored sliding wardrobes offering extensive storage. Stylish feature walls add character and sophistication, creating a room that feels both contemporary and inviting.

A large window allows natural light to flood the room, making it ideal as a guest bedroom or additional principal suite.

Bedroom Three

Currently utilised as a single bedroom, this versatile room comfortably accommodates a double bed if required. Mirrored fitted wardrobes provide excellent storage, whilst feature panelling creates an elegant backdrop.

Enjoying pleasant front-facing views and abundant natural light, this is a wonderful bedroom for children, guests or family members.

Bedroom Four

A highly versatile room currently arranged as a home office, although equally suited as a fourth double bedroom. Benefiting from dual aspect windows to the front and side elevations, the room enjoys an abundance of natural light throughout the day.

Its generous proportions make it ideal for modern working from home requirements, hobbies or additional guest accommodation.

Family Bathroom

The family bathroom is beautifully presented and fitted with a contemporary three-piece suite comprising a panelled bath with shower attachment, wash hand basin and low flush WC.

Finished with stylish tiling, recessed spotlighting, heated towel rail and a frosted window, the bathroom provides a bright and practical space for everyday family use.

Garden

The rear garden is a wonderful extension of the home and offers a level of privacy that is rarely found within a modern development. Thoughtfully landscaped and beautifully maintained, it provides the perfect setting for both family life and entertaining, with generous patio areas ideal for outdoor dining and relaxation, complemented by well-tended planting and attractive borders that create colour and interest throughout the seasons.

A particular highlight is the enchanting secret garden, discreetly tucked away to create a peaceful retreat that feels a world away from everyday life. Benefiting from a sunny aspect, this hidden corner acts as a true sun trap and provides the perfect place to unwind with a morning coffee or enjoy long summer evenings. Surrounded by established planting and mature greenery, the space is enhanced by two charming ornamental ponds, whose gentle water features contribute to the tranquil atmosphere. Rarely found in newer homes, this secluded sanctuary offers a wonderful sense of character, privacy and escape, creating a garden that is every bit as impressive as the accommodation within.

EPC Rating B

Council Tax Band F









Road Map



Hybrid Map



Terrain Map



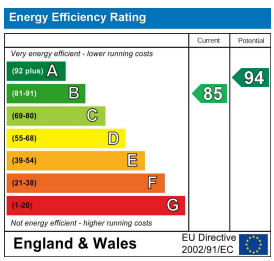
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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