



## 8 Cae Fawnog

Penyffordd, Chester, CH4 0HH

Offers Over £220,000



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## Accommodation Comprises

### Entrance Hall

A bright and welcoming introduction to the property, featuring wood-effect laminate flooring, a double panel radiator and a staircase rising to the first-floor accommodation. A double glazed UPVC window to the side elevation allows natural light to flood the space, creating a warm and inviting first impression.

### Lounge

A spacious and comfortable reception room centred around an attractive multi-fuel burner set upon a tiled hearth, creating a cosy focal point for the room. A large double glazed UPVC window overlooks the front elevation, whilst a double panel radiator ensures comfort throughout the year. The lounge flows seamlessly into the dining area, creating an ideal layout for both family life and entertaining.

### Dining Area

Positioned open-plan to both the lounge and kitchen, the dining area provides ample space for a family dining table and additional furniture. This versatile space is perfect for everyday meals, family gatherings and entertaining guests, whilst maintaining a sociable connection with the adjoining rooms.

### Kitchen

Fitted with a range of wall and base units complemented by wooden work surfaces, the kitchen offers both style and functionality. Features include a traditional Belfast sink with mixer tap, built-in electric oven, four-ring electric hob with extractor hood above, space for an under-counter dishwasher and a useful understairs storage cupboard. A double glazed UPVC window overlooks the rear garden, providing plenty of natural light and pleasant views.

### Utility Room

A highly practical addition to the home, fitted with base units and providing plumbing and space for a washing machine, alongside additional space for a tumble dryer. A one-and-a-half bowl stainless steel sink unit with mixer tap adds further convenience, whilst the Worcester boiler is also housed here. A double glazed window overlooks the rear garden, making this a bright and functional workspace.

### Separate WC

Conveniently positioned off the utility area and fitted with a low flush WC. A frosted double glazed window provides natural light whilst maintaining privacy.

### Rear Porch / Storage Area

An extremely useful and versatile space accessed internally and externally, offering excellent storage options for household items, outdoor equipment or hobbies. Benefiting from access to both the front and rear of the property, this area enhances the practicality of the home.

## Conservatory

A wonderful additional reception space enjoying views across the rear garden. Constructed on a brick base with double glazed UPVC windows to three sides, this light-filled room provides the perfect setting for relaxing, dining or entertaining. Tiled flooring and double glazed patio doors opening directly onto the garden further enhance its appeal, creating an excellent connection between indoor and outdoor living.

## First Floor Accommodation

### Landing

Providing access to all first-floor accommodation, the landing benefits from a useful built-in storage cupboard with shelving, ideal for linen and household essentials. A double glazed UPVC window to the side elevation allows natural light into the space, whilst loft access is also available.

### Principal Bedroom

A generously proportioned double bedroom positioned to the front of the property. Offering ample space for a range of bedroom furniture, the room enjoys a double glazed UPVC window, double panel radiator and attractive feature fireplace, adding character and charm.

### Bedroom Two

Another excellent-sized double bedroom overlooking the rear garden. Bright and spacious, this room benefits from a double glazed UPVC window, double panel radiator and a useful built-in storage cupboard, making it ideal as a guest room, children's bedroom or additional principal bedroom.

### Bedroom Three

A well-proportioned single bedroom overlooking the front elevation. Perfect as a child's bedroom, nursery, dressing room or home office, the room benefits from a double glazed UPVC window and double panel radiator.

### Family Bathroom

Fitted with a three-piece suite comprising a P-shaped panelled bath with electric shower over, low flush WC and wash hand basin. Complemented by partial wall tiling, wood-effect flooring and two frosted double glazed windows to the side and rear elevations, the bathroom is bright, practical and ideal for modern family living.

## External

### Rear Garden

The property benefits from enclosed gardens providing excellent outdoor space for families, children and pets. The conservatory and rear access areas create a seamless connection to the garden, making it ideal for both everyday enjoyment and entertaining during the warmer months. Combined with the abundance of internal storage and generous

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room sizes throughout, this home offers a fantastic opportunity for buyers seeking space, comfort and versatility in a highly practical family home.

### EPC Rating - TBC

### Council Tax Band - C

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or

representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

### Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



## 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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