



## 12 Vounog Hill

Penyffordd, Chester, CH4 0EZ

Offers Over £375,000



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## Property Description

Reid & Roberts Estate and Lettings Agents are delighted to present this beautifully presented and deceptively spacious three-bedroom, three-storey family home, offering stylish and modern living throughout. Finished to a high standard, the property combines contemporary design with versatile accommodation, making it ideal for growing families, professionals, or those who enjoy entertaining. Benefitting from a generous open-plan kitchen, dining and living space, a separate front lounge, and well-proportioned bedrooms arranged across two upper floors, this is a home that offers far more than first meets the eye.

The ground floor accommodation comprises an impressive entrance hallway, downstairs WC, useful utility cupboard, a spacious open-plan kitchen/dining area with integrated appliances and breakfast bar, flowing through to a rear entertaining lounge, alongside a separate front lounge. The first floor offers two well-proportioned bedrooms and a modern four-piece family bathroom, while the second floor provides an additional bedroom with en-suite shower room, creating an ideal main bedroom or private guest suite.

Externally, the property is approached via a block-paved driveway providing off-road parking for multiple vehicles, enclosed by fencing for added privacy. To the rear, there is a generous and well-maintained garden which is not overlooked, featuring a paved patio area ideal for outdoor entertaining, steps leading to a lawned garden, and mature borders offering a pleasant and private outdoor space.

## Accommodation comprises:

### Entrance Hallway

The property is entered via a composite front door into an impressive, full-length hallway that immediately sets the tone for the space within. Featuring tiled flooring, a striking vertical radiator, and decorative details including dado rail and archway, this is a bright and welcoming entrance. There is a staircase rising to the first floor, useful under-stairs space suitable for storage or a study area, and access to all principal ground floor rooms.

### Utility Cupboard

Conveniently positioned off the hallway, the utility cupboard provides practical storage and houses plumbing for a washing machine, along with electrics and additional shelving.

### Ground Floor WC

The ground floor cloakroom is fitted with a low-level WC and a wall-mounted wash hand basin with mixer tap. Finished with stylish tiled flooring and neutral décor, it offers a clean and modern convenience for guests.

### Lounge

Situated to the front of the property, the main lounge offers a more traditional and cosy living space. Featuring carpeted flooring, high ceilings with decorative coving, and a large window allowing for plenty of natural light, this room is centred around an attractive electric fireplace with a decorative surround, creating a comfortable retreat.

## Kitchen/Dining Area

The heart of the home is the impressive open-plan kitchen and dining space, fitted with a range of high-gloss wall and base units complemented by modern work surfaces. Integrated appliances include an oven with grill, microwave, dishwasher, and space for a freestanding American-style fridge freezer. A four-ring electric hob with extractor sits against a sleek splashback. The layout incorporates a breakfast bar area, ideal for casual dining, as well as ample space for a dining table. Skylights and rear-facing windows, along with French doors, flood the room with natural light and provide seamless access to the garden.

## Entertainment Lounge

Open to the kitchen area, this second reception room creates a fantastic entertaining space. With high ceilings, modern tiled flooring, and a contemporary feel, it is ideal for social gatherings or family relaxation. The open-plan design allows for a natural flow between cooking, dining, and living.

## First Floor Accommodation

### First Floor Landing

The first floor landing is bright and spacious, with a window to the front elevation and access to two bedrooms and the main family bathroom. There is also built-in storage with mirrored sliding doors, adding both practicality and a sense of space.

### Bedroom One

A generously sized double bedroom positioned to the rear, offering ample space for a king-sized bed along with additional furniture such as wardrobes, desk, or exercise equipment. The room benefits from pleasant views over the garden and a bright, airy feel.

### Bedroom Two

A well-proportioned bedroom, ideal as a guest bedroom or home office. It features built-in storage and a front-facing window, making it a versatile space to suit a variety of needs.

### Family Bathroom

The family bathroom is fitted with a modern four-piece suite, comprising a panelled bath, separate shower cubicle with rainfall shower, low-level WC, and wash hand basin. Finished with contemporary tiling and stylish fittings, it offers both practicality and a high-quality finish.

## Second Floor Accommodation

### Second Floor Landing

A further staircase leads to the second floor, where the top level provides additional private accommodation, ideal for a main bedroom suite.

### Bedroom Three

Occupying the top floor, this bedroom offers a unique and characterful space with a vaulted ceiling and Velux windows allowing for natural light. Built-in storage within the eaves maximises the use of space, creating a comfortable and functional main bedroom or guest suite.

### En Suite

The en-suite is fitted with a modern three-piece suite, including a walk-in shower, wash hand basin, and WC. Fully tiled with contemporary finishes, it provides a stylish and private addition to the top floor accommodation.

Tel: 01352 700070

## External

### To The Front

To the front, the property benefits from a block-paved driveway providing off-road parking for multiple vehicles, enclosed by fencing for added privacy and security. The exterior presentation complements the modern interior, making this home an excellent turnkey opportunity.

### Rear Garden

The rear garden is a standout feature of the property, offering a generous and private outdoor space that is not overlooked. Immediately accessed from the kitchen via French doors, the paved patio area is perfect for outdoor dining and entertaining, enhanced by a pergola seating area. Steps lead up to a well-maintained lawn bordered by mature shrubs, plants, and established greenery, creating a peaceful and attractive setting. A pathway leads to the rear of the garden where there is additional space suitable for a shed, planting area, or vegetable garden.

### EPC Rating - TBC

### Council Tax Band - E

### 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

### Loans and Repayments

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

## 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

## 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

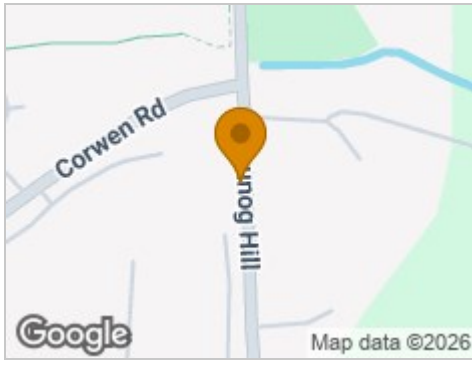
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

## Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



## Road Map



## Hybrid Map



## Terrain Map



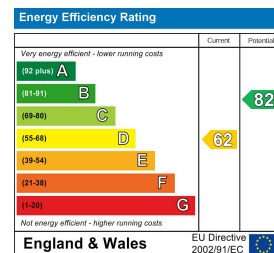
## Floor Plan



## 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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