



67 Hawarden Road

Penyffordd, Chester, CH4 0JD

Offers In The Region Of £280,000



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Property Description

Reid & Roberts Estate and Letting Agents are pleased to present this deceptively spacious and highly versatile three-bedroom home, ideally located in the desirable village of Pen-Y-Ffordd, Chester. Nestled in a peaceful residential area with excellent road links to Chester and surrounding towns, this charming property offers an abundance of living space, traditional character features, and an exceptional rear garden a rare find in this sought-after location.

While the property would benefit from a degree of modernisation and updating, it presents an incredible opportunity to create a truly special family home. Generously proportioned throughout and offering a flexible layout, it's the perfect blank canvas for buyers seeking space, potential, and long-term value.

Accessed via a wrought iron gate and paved pathway, the property welcomes you with an entrance porch and hallway leading to two spacious reception rooms, both retaining elegant fireplaces and attractive period detailing. The front lounge, featuring a large bow window, flows beautifully into the formal dining room via glazed double doors, creating a natural space for entertaining or family gatherings.

The kitchen provides ample storage and worktop space with integrated appliances and leads down to a versatile utility area and second dining space ideal for busy households or conversion into a more open-plan kitchen/diner, if desired. A ground floor WC and conservatory complete the downstairs accommodation, enhancing the home's practicality and flexibility.

Upstairs are three well-sized bedrooms, including a bright and airy master bedroom with dual front-facing windows, and a family bathroom fitted with a three-piece suite. Bedrooms two and three enjoy views over the impressive rear garden.

Externally, the home boasts a substantial, private garden—an enviable feature that offers huge potential. The rear garden is mainly laid to lawn and bordered by mature hedging and trees, offering both privacy and space for families to enjoy. Whether you're dreaming of landscaping, creating play areas, or planning future extensions or outbuildings (subject to relevant consents), this outdoor space can evolve to suit your lifestyle. The garden currently includes a paved patio area, a garden shed, and ample room for further development.

To the front, the property offers a large gated driveway, providing off-road parking for multiple vehicles, along with a detached garage for secure storage or workshop use.

This is a rare opportunity to secure a spacious home with traditional charm and significant potential, located in a thriving village community with excellent transport connections. With its generous plot, flexible layout, and scope for improvement, this property is ideal for growing families, renovators, or anyone looking to put down roots in a well-connected yet peaceful setting.

Accommodation Comprises

To the front, a wrought iron gate and paved path lead to the house, offering a charming approach.

Entrance Porch

Accessed via a wrought iron gate and paved pathway, the porch welcomes you in through a characterful wooden door with decorative frosted window. Inside, you'll find wood-effect laminate flooring, a dado rail, and a central ceiling light point, creating a warm first impression. A second door with frosted glass inset leads into the main hallway.

Entrance Hallway

The hallway continues the classic styling with wood-effect laminate flooring, a dado rail, and single panel radiator. There is access to both reception rooms, as well as a useful under-stairs storage cupboard, fire alarm system, and stairs rising to the first floor.

Lounge

A beautifully appointed lounge with traditional touches, including a coved and textured ceiling, dado and picture rails, and an attractive electric fire set within a marble effect hearth, inset, and timber surround. A large bow window to the front elevation floods the room with natural light, while side-opening panels provide ventilation. Double doors with glazed insets lead through to the adjoining dining room, creating a flexible open-plan flow.

Dining Room

This formal dining space continues the wood-effect flooring and benefits from a second electric fire, this time with a marble hearth, inset and mantle, perfect for cozy evenings. A rear-facing UPVC window overlooks the garden, and traditional details like the coved ceiling, picture rail, and dado rail are echoed here too. A door leads directly back into the hallway for convenient access to the kitchen.

Kitchen

Well-equipped and bright, the kitchen offers a practical layout with vinyl tile-effect flooring, a range of fitted wall and base units, integrated eye-level electric oven, and a four-ring gas hob beneath a stainless steel extractor fan. A stainless steel sink with mixer tap sits below a UPVC side window, while two additional side-facing windows provide even more natural light. A single panel radiator and coved ceiling complete the space, with steps leading down to the utility and second dining room.

Second Dining Area/Utility Area

Stepping down onto original quarry-style tiled steps, you enter a versatile second dining area and utility space, ideal for informal meals or day-to-day tasks. This room features tiled flooring, granite effect worktops, splashback tiling, and a base storage unit, plus plumbing and space for appliances. The Glow-worm boiler is housed here, and two UPVC windows to the side and rear offer pleasant garden views. A sloped ceiling with twin ceiling lights adds charm, and a door leads to the conservatory.

Downstairs WC

A practical and well-maintained cloakroom with a two-piece suite, including a low-level flush WC and wash hand basin with taps. There's also a frosted UPVC window to the rear elevation with top opener, a single panel radiator, built-in cupboard with shelving, and a central ceiling light.

Conservatory

Wood-effect laminate flooring, dwarf brick wall base, and full-height single panel UPVC windows on three sides. With a wooden corrugated roof and panelling, this space is perfect for relaxing, reading, or enjoying views of the substantial garden.

First Floor Accommodation

Landing

Rising via tiered stairs, the landing offers access to three bedrooms and the family bathroom. It features a dado rail, central ceiling light point, single panel radiator, and a built-in cupboard provides access to a fully boarded loft, complete with a single glazed window and ceiling lighting. This generous space offers excellent storage potential and could easily be converted into an additional room, subject to the necessary consents.

Bedroom One

A generous double bedroom positioned at the front of the property, featuring two UPVC double glazed windows, a single panel radiator, and central ceiling light point. A quiet and comfortable space, ideal for winding down after a long day.

Bedroom Two

This spacious second bedroom features exposed wooden floorboards, a rear-facing UPVC window with beautiful views over the extremely large garden, and a single panel radiator. The room is filled with character and natural light and offers ample room for wardrobes and furnishings.

Bedroom Three

A bright and cosy third bedroom, also overlooking the rear garden through a UPVC double glazed window. It includes a single panel radiator, central ceiling light point, and a built-in airing cupboard that houses the immersion cylinder. Ideal as a nursery, guest room, or home office.

Bathroom

The family bathroom includes a three-piece suite consisting of a panelled wooden bath with mains-powered shower over, a wash hand basin with vanity unit, and a low-level flush WC. Finished with vinyl flooring, tiled splashbacks, and a frosted UPVC window to the side elevation (with fitted Venetian blinds and top opener), it is a practical and comfortable space for family use.

Outside

Tel: 01352 700070

To The Front

To the front, the property is accessed via a wrought iron gate and a paved pathway, leading to a well-maintained frontage with a large gated driveway providing ample off-road parking. A detached garage offers additional storage or secure vehicle space.

To The Rear

Stepping out from the conservatory, you're welcomed onto an expansive concrete patio area—an incredibly versatile space with a wealth of possibilities. This generous section includes various outbuildings and storage units, as well as side access into the garage. Whether you're envisioning an outdoor summerhouse, an impressive entertaining terrace, or even a substantial extension to the main property (subject to planning), the space offers exceptional flexibility.

Beyond the main patio, a further paved seating area with a garden shed leads down via steps to an extensive rear garden. Currently overgrown and filled with mature shrubs and brambles, this natural canvas is bound by established trees and hedging, offering complete privacy and a wonderful sense of seclusion.

With significant scope for landscaping, this area could be transformed into a truly stunning family garden. Alternatively, for those with an eye for development, the size and layout of the plot present real potential for further expansion or even building opportunities (subject to necessary permissions). While the garden does require work, its scale and setting provide a rare and exciting opportunity for transformation.

EPC - E

Council Tax Band - D

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How To Make An Offer

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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

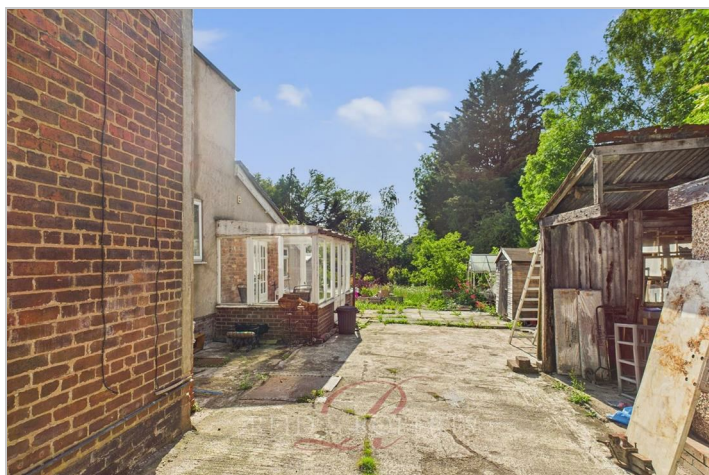
MONDAY - FRIDAY 9.00am - 5.30pm

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



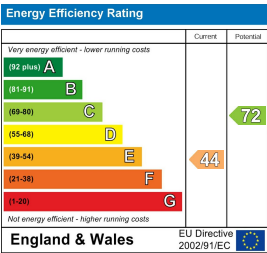
Floor Plan



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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