



## The Parade, Parkgate, CH64 6RN

£2,300 Per Month

4 Bedroom 3 Reception 2 Bathroom

\*\*\* Parkgate Parade - Sought After Location - Incredible Views - Avilable Now \*\*\*\*

Hewitt Adams is delighted to offer TO LET Pengwern, a Four Bedroom Semi-Detached House on the Parade In Parkgate.

The property is one of the oldest standing buildings in Parkgate, and oozes charm and character with many original features, and offers uninterrupted views of the Welsh Hills, from the front of the property.

This spacious and versatile family home offers excellent living spaces throughout, and fantastic outdoor entertaining spaces that are tiered, meaning that you will benefit from the sun all day long!

In brief the ground floor of the property consists of: Entrance Vestibule, Hallway, Lounge, Kitchen/Diner, Morning Room, and WC. The first floor offers a family Shower Room, two Bedrooms, the Master with an En-Suite and Dressing Room. The second floor offers two further Bedrooms.

Externally there is a good sized Driveway, and large wrap around landscaped Gardens.

No Pets, Unfurnished, Available Now, Council Tax Band G

**Entrance**

Timber door leading to the Entrance vestibule, with a second timber and glazed door to the Hallway.

**Hallway**

Stone flooring, single glazed sash window to the front elevation, radiator, staircase to the first floor accommodation.

**Lounge**

28'3x21'07 (8.61mx6.58m)

Four single glazed sash window to the front elevation, and one to the rear elevation, two radiators, open fire.

**Kitchen/Diner**

25'8x11'7 (max) (7.82mx3.53m (max))

Single glazed sash windows and doors to the rear elevation, radiator, stone flooring, glass vaulted ceiling, two Velux Windows, ample space for a dining set.

The kitchen consists of: Wall and base units with granite worktops, inset sink and drainer, Aga, small electric hob, electric oven, under counter fridge.

**Morning Room**

13'5x12'9 (4.09mx3.89m)

Single glazed sash window to the side elevation, radiator, stone flooring.

**WC**

WC, wash basin, stone flooring.

**First Floor**

**Bedroom 1**

13'11x15'08 (4.24mx4.78m)

Single glazed sash window to the front and rear elevation, radiator,

**Dressing Room**

Single glazed sash window to the front elevation, radiator, fitted wardrobes, walk in cupboard.

**En-Suite**

Wash basin with taps, bath, WC, tiled flooring, single glazed sash window to the rear elevation, radiator.

**Bedroom 2**

13'6x7'7 (4.11mx2.31m)

Single glazed sash window to the front elevation, radiator.

**Shower Room**

Shower cubicle, WC, wash basin with taps, tiled walls and floor, radiator, single glazed sash window to the rear elevation, radiator.

**Second Floor**

**Bedroom 3**

15'11x10'6 (4.85mx3.20m)

Single glazed sash window to the front and rear elevation, radiator.

**Bedroom 4**

15'03x13'11 (4.65mx4.24m)

Single glazed sash window to the front and rear elevation, radiator.

**Externally - Front Elevation**

The front of the property offers a good sized Driveway and a large front lawn, which enjoys incredible views of the Welsh Hills.

**Externally - Rear Elevation**

A beautifully landscaped rear Garden that split over various levels with many characterful features in keeping with the inside of the property.

The area at the rear will be returned before a tenant moves in.

