



37

Penymynydd || CH4 0TW

£410,000

MONOPOLY
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A stunning 4 bedroom, 2 bathroom detached family home situated within a modern residential development in the desirable village of Penymynydd. This beautifully appointed property is only approximately 2 1/2 years old so feels still very new and fresh especially as the current owners have also re-painted throughout. The property benefits from stylish and spacious accommodation throughout to include a modern kitchen and bathrooms, 4 good size bedrooms, fantastic kitchen/dining room, garage and well maintained rear garden, all of which can only truly be appreciated when viewing. The village of Penymynydd offers a wealth of local amenities within the village including shops, primary school, excellent access to major road routes for commuting and is in the catchment area for the popular Castell Alun High School. In brief the property comprises of; hallway, lounge, kitchen/dining room, utility room, downstairs w.c and integral garage to the ground floor and 4 bedrooms, en-suite and family bathroom to the first floor.

- A stunning 4 bedroom, 2 bathroom detached family home
- Beautifully appointed throughout
- Modern residential development
- Approximately 2 1/2 years old
- 4 good size bedrooms
- Integral garage
- Well maintained rear garden
- Popular village location
- MUST BE VIEWED TO BE APPRECIATED
- NO CHAIN



Hallway

With attractive wood effect herring bone flooring, stairs off to the first floor, door to integral garage, lounge and kitchen/dining room.

Lounge

16'11" x 11'6" (5.16m x 3.51m)

Stylishly presented with the continuation of the attractive herringbone flooring, feature panelled wall, double glazed window to the front, carpeted flooring.

Kitchen/Dining Room

14'9" x 14'1" (4.52m x 4.30m)

A spacious and beautifully appointed kitchen/dining room offering a comprehensive range of attractive wall, drawer and base units, granite work surfaces with inset sink with food disposal system and 'instant hot tap' over, integrated dishwasher and fridge/freezer, built in electric oven and grill, 4 ring induction hob with granite splash back and stainless steel extractor fan over, wood effect herringbone flooring, double glazed french doors off to the rear garden.

Utility Room

9'2" x 5'7" (2.80m x 1.71m)

With granite work top and inset sink, base unit, plumbing for a washing machine, space for a dryer, door to a storage cupboard, herring bone flooring, double glazed window, door off to the rear garden.

Downstairs W.C

With a low level w.c, wash hand basin, herringbone flooring, part tiled walls, double glazed window.

First Floor Landing

With a double glazed window to the rear with views of the fields beyond, carpeted flooring, door to cupboard housing the hot water tank, access to the loft space.

Principal Bedroom

11'5" x 11'3" (3.48m x 3.44m)

Spacious and superbly presented with a double glazed window to the front, fitted wardrobes with sliding mirrored doors, carpeted flooring.

En-suite

Fitted with a modern white suite comprising of a low level w.c, wash hand basin, large shower cubicle, tiled flooring, part tiled walls, double glazed window.

Bedroom 2

10'3" x 9'9" (3.14m x 2.98m)

Well presented with attractive part panelled walls, carpeted flooring, double glazed window to the rear with lovely field side views.

Bedroom 3

10'10" x 10'7" (3.31m x 3.24m)

With a double glazed window to the front, carpeted flooring.

Bedroom 4

9'0" x 8'7" (2.76m x 2.64m)

With a double glazed window to the front offering lovely field side views, carpeted flooring.

Bathroom

7'4" x 6'7" (2.25m x 2.01m)

Fitted with a low level w.c, wash hand basin, bath with thermostatic shower over, part tiled walls, tiled flooring, double glazed window.

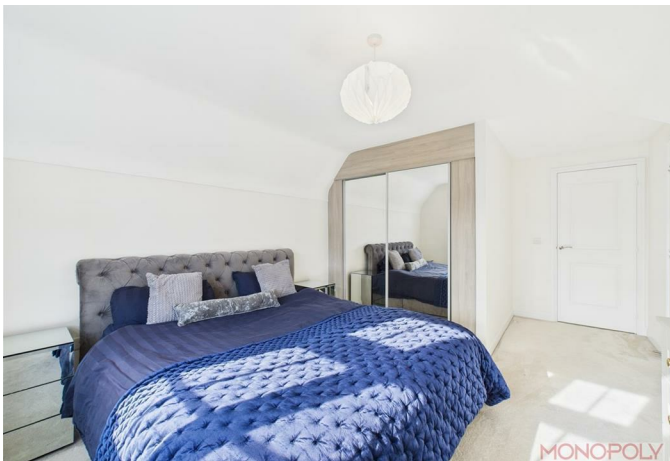
Rear Garden

To the rear is a well maintained garden with a raised patio adjacent to the rear of the property and steps down to a further paved patio and artificial lawn garden.

Front

To the front is a lawned garden with a tarmac





driveway to the side providing off road parking and leading to a single garage with up and over door.

Important Information

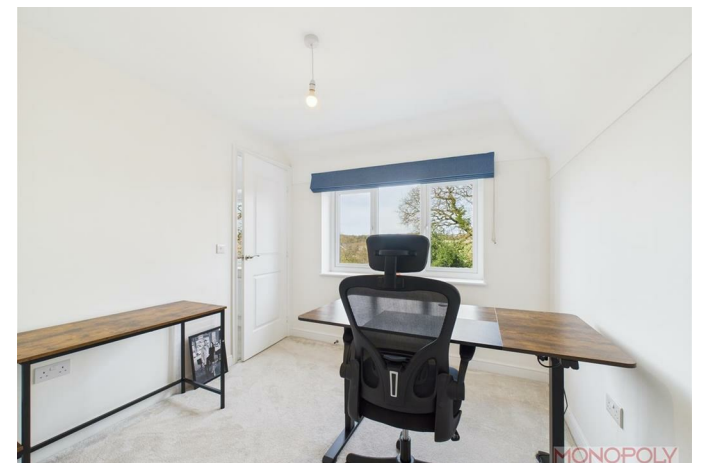
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.







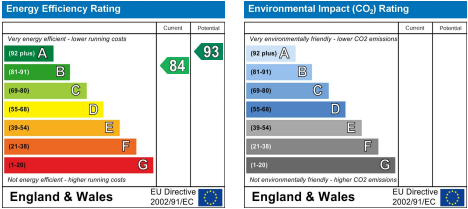


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