



29

Chester | | CH4 0JG

Offers In Excess Of £350,000

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# 29

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Situated within a popular cul-de-sac in the well-regarded village of Penyffordd, this spacious four bedroom detached family home offers well-proportioned and versatile accommodation, ideal for modern family living.

In brief, the accommodation comprises an entrance hallway, downstairs WC, kitchen/breakfast room, separate dining room and a generous living room, providing ample ground floor space. To the first floor, a spacious landing leads to four bedrooms, with the principal benefiting from an en-suite shower room, alongside a family bathroom.

Externally, the property benefits from a pleasant lawned garden to the front, a driveway providing off-road parking for multiple vehicles, and a well-maintained rear garden offering a private outdoor space.

Abbottsford Drive is a sought-after residential location within Penyffordd, particularly popular with families due to its proximity to well-regarded schools and a range of local amenities including shops, eateries and everyday conveniences. The area is well connected, with easy access to the A55 and A494 providing excellent road links to Chester, Wrexham, Mold and the wider North West. Penyffordd also benefits from a local train station offering direct services to Chester, Wrexham and Liverpool, making it an ideal location for commuters.

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER CUL-DE-SAC LOCATION IN PENYFFORDD
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS - LIVING AND DINING
- PRINCIPAL BEDROOM WITH EN-SUITE
- IMMACULATE GARDENS TO THE FRONT AND REAR
- DRIVEWAY FOR THREE VEHICLES
- GARAGE
- EXCELLENT AMENITIES WITHIN WALKING DISTANCE



### Entrance Hallway

Door leads into entrance hallway with wooden laminate flooring, ceiling light point, panelled radiator, stairs to first floor, doors to kitchen, dining room, living room and downstairs WC.

### Downstairs WC

Two piece suite comprising low-level WC and wash hand basin set on a vanity unit. Wooden flooring, radiator, ceiling light point and uPVC double glazed frosted window to front elevation.

### Kitchen/Breakfast Room

Housing a range of wall, drawer and base units with complimentary work surfaces over incorporating a stainless steel sink unit with mixer tap over. Integrated appliances to include dishwasher, gas hob, double electric oven with grill and extractor over. Space for fridge freezer and plumbing for washing machine. The room is finished with a fitted breakfast bar, Tiled flooring, splash-back tiling, recessed lighting, panelled radiator and door leading to the side of the home.

### Dining Room

UPVC double glazed box style window to the front elevation. Carpet flooring, ceiling light point, panelled radiator and additional spotlights over window area.

### Living Room

UPVC double glazed window to the rear elevation along with patio doors to the garden. Fireplace with marble surround, carpet flooring, panelled radiator and ceiling light point.

### Landing

Spacious landing area with uPVC double glazed window to the side, airing cupboard with shelving, two ceiling light point, carpeted flooring and access to four bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the rear elevation. Carpeted flooring, ceiling light point and panelled radiator. Door into en-suite.

### En-suite

Three piece suite comprising low-level WC, wash hand basin set in a vanity unit and enclosed shower cubical. Tiled flooring and wall, ceiling light point, fitted vanity mirror and uPVC double glazed frosted window to the rear.

### Bedroom Two

UPVC double glazed window to the front elevation. Wooden laminate flooring, ceiling light point and panelled radiator.

### Bedroom Three

UPVC double glazed window to the rear elevation. Wooden laminate flooring, ceiling light point and panelled radiator.

### Bedroom Four

UPVC double glazed window to the front elevation. Carpeted flooring, ceiling light point and panelled radiator.

### Bathroom

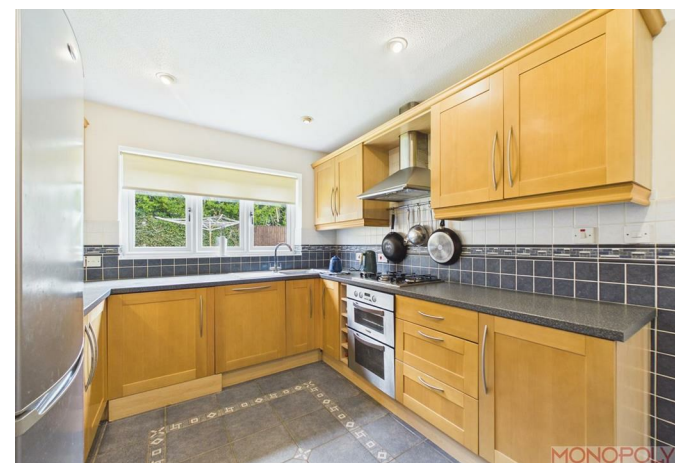
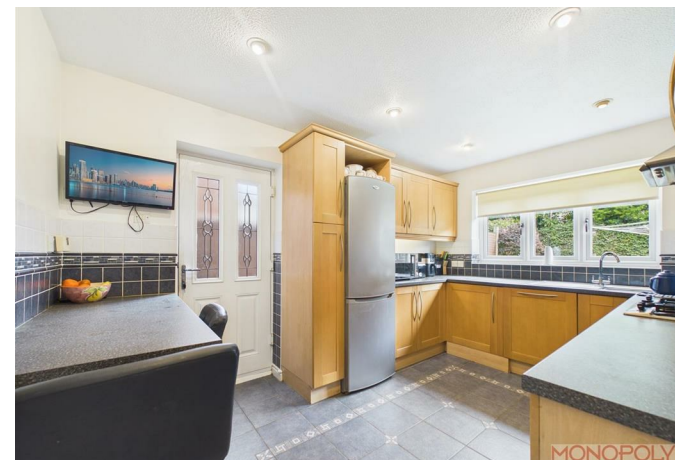
Three piece suite comprising low level WC and wash hand basin set in a vanity storage unit with concealed cistern, panelled bath and electric shower over. Finished with tiled flooring, chrome heated towel rail, ceiling light point and uPVC double glazed window to the front.

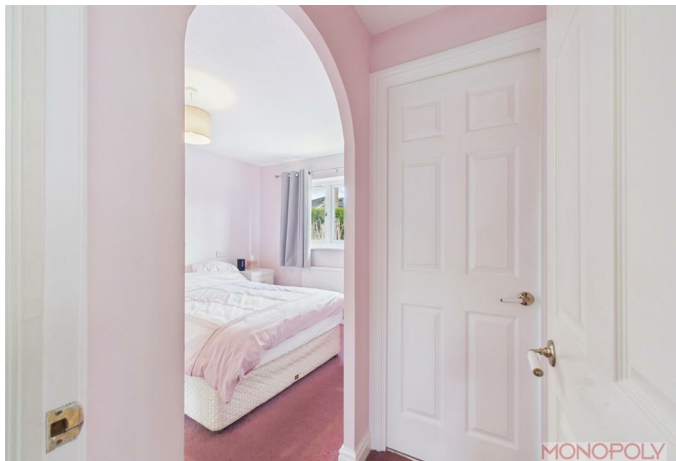
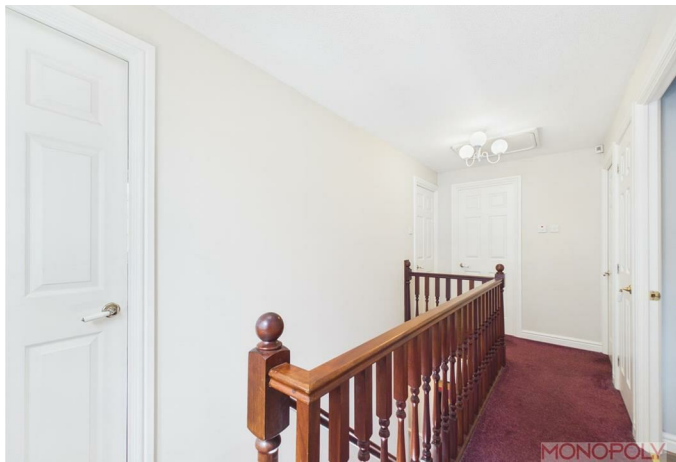
### Garage

Up and over door, power and lighting.

### Outside

To the front there is a pleasant lawned garden area





with established shrubberies and trees. A generous block paved driveway provides access for three vehicles. A timber gate runs alongside the home to the rear garden which has been thoughtfully landscaped including patio area, established shrubberies, timber shed, outside tap and a mixture of fencing and hedging to the border for security and privacy.

#### **Additional Information**

The owners have lived in the home for 32 years since the property was built and have maintained well during that period. The boiler has been serviced regularly and the loft is partly boarded with a ladder for access.

#### **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.









Ground Floor

Floor 1



**Approximate total area<sup>(1)</sup>**  
 1165 ft<sup>2</sup>  
 108.3 m<sup>2</sup>

**Reduced headroom**  
 4 ft<sup>2</sup>  
 0.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Rating	Current	Future	Rating	Current	Future
Very energy efficient - lower running costs 92-95% A			Very environmentally friendly - lower CO <sub>2</sub> emissions (82-91) A		
91-91% B			(81-91) B		
89-90% C			(79-80) C		
85-88% D			(75-80) D		
82-84% E			(70-84) E		
81-81% F			(61-78) F		
79-80% G			(45-70) G		
Not energy efficient - higher running costs 0-79%			Not environmentally friendly - higher CO <sub>2</sub> emissions (1-40)		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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