



Ty Cornel

Chester | CH4 0LJ

£450,000

**MONOPOLY**<sup>®</sup>

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Nestled on the desirable Penymynydd Road in Penymynydd, this stunning Four bedroom executive detached house offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a stylish and functional home. The house boasts two well-appointed bathrooms, ensuring convenience for all residents.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is the open plan kitchen, breakfast, and living room area, which creates a warm and welcoming atmosphere, perfect for family gatherings or casual get-togethers. The contemporary design and layout of this space allow for seamless interaction between cooking, dining, and lounging.

For those who require a dedicated workspace, the property includes a study, offering a quiet retreat for work or study. The exterior of the home is equally impressive, featuring a double garage with an electric roller door, providing secure parking for up to five vehicles. This is a rare find in such a sought-after area.

The location of this property is particularly appealing, situated in a popular neighbourhood that offers a sense of community while being conveniently close to local amenities and transport links. This home is not just a place to live; it is a lifestyle choice that combines elegance, practicality, and comfort. Do not miss the opportunity to make this exceptional property your own.



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a feature Composite double glazed and frosted front door, which gives access to the spacious entrance hallway.

### ENTRANCE HALLWAY

With UPVC Double glazed window to the front, laminate flooring, staircase rising off to the first floor accommodation, door to cloakroom.

### DOWNSTAIRS CLOAKROOM

Comprising of dual flush low level w.c. wash hand basin, single panel radiator, UPVC Double glazed and frosted window to the front, laminate flooring, feature 3d tiled wall.

### STUDY

Spacious room with UPVC Double glazed bay window to the front, Kamdean waterproof LHT flooring, radiator, built in shelving to one wall.

### LOUNGE

Spacious living room with UPVC Double glazed French style doors with matching side windows, opening to the rear garden, Adam style fire surround with electric fire inset, radiator, double doors leading to the Open plan kitchen/living/dining room.

### OPEN PLAN KITCHEN/ BREAKFAST ROOM

Beautifully presented modern fitted kitchen comprising of a range of wall, base and drawer units, with complementary worktop surfaces incorporating inset one and half bowl stainless steel sink unit, with mixer tap, Four ring electric Induction Hob, electric oven, built in microwave oven, Integral Bosch dishwasher, Integral fridge/ freezer, tiled floor, spotlights to the ceiling, single panel radiator, UPVC Double glazed window to the side, door to the utility room, open plan to Breakfast room

### BREAKFAST AREA

Spacious and light room with UPVC Double glazed French style doors with matching side windows opening to the rear garden, double panel radiator, tiled floor, understairs cupboard, double doors to lounge.

### UTILITY ROOM

Comprising of wall and base cupboards with complementary worktop surfaces incorporating stainless

steel sink unit with mixer tap, plumbing for washing machine, tiled floor, Composite door to the side.

### FIRST FLOOR LANDING

With access to the loft space, radiator, airing cupboard, doors leading off to the bedrooms and family bathroom.

### MAIN BEDROOM

Good sized room with UPVC Double glazed bay window to the front, with single panel radiator beneath, built in wardrobes, carpeted flooring, door into the En-suite shower room.

### EN SUITE SHOWER ROOM

Good size En-suite comprising of shower cubicle, wash hand basin, dual flush low level w.c. UPVC Double glazed and frosted window to the front, Chrome ladder style radiator/ towel rail.

### BEDROOM TWO

With UPVC Double glazed window to the front with radiator beneath, built in wardrobes, carpeted flooring.

### BEDROOM THREE

With UPVC Double glazed window to the rear with radiator beneath, carpeted flooring.

### BEDROOM FOUR

With UPVC Double glazed window to the rear with radiator beneath, built in cupboard with hanging rail, carpeted flooring.

### BATHROOM

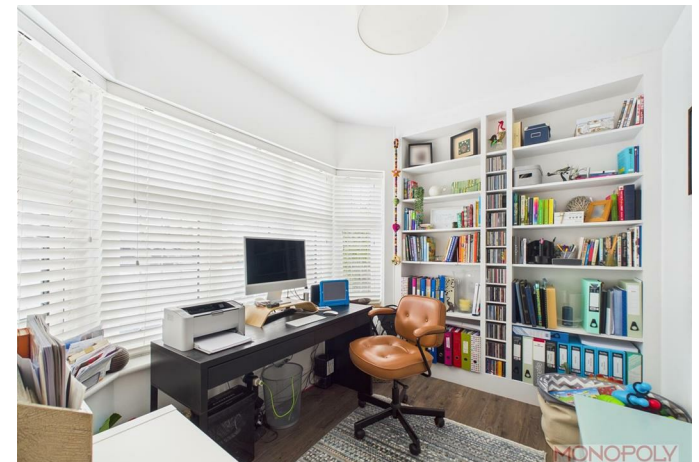
Comprising of panel enclosed bath with shower over, dual flush low level w.c. wash hand basin, UPVC Double glazed and frosted window to the rear, Chrome ladder style radiator/towel rail, Kamdean waterproof LHT flooring, electric shaver socket, spotlights to the ceiling.

### GARAGE

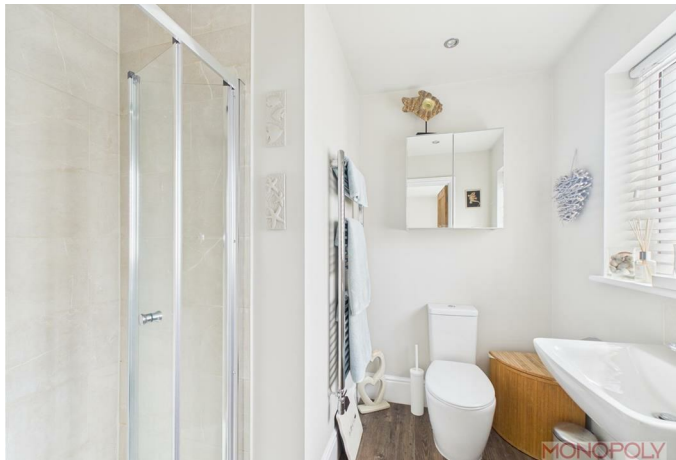
Double garage with roller door which has been part sectioned into a storage/utility room. This can be taken down quite easily if required. The gas central heating boiler is located here.

### OUTSIDE TO THE FRONT

The property has a driveway to the front which leads to the









double garage which has an electric roller door, Further driveway and pebbled area offers extra parking to the right hand side of the garage. In total off road parking for three or four vehicles. There is also gated access which leads around the right hand side and leads to the rear garden. There is also an electric car charging point to the front.

### OUTSIDE TO THE REAR

Lovely and private garden with paved patio/ sitting area which extends to a covered area with Pergola which has a sitting area beneath. There are borders built with railway sleepers housing an array of mature plants and shrubs.

The garden is then laid with Astroturf for easy maintenance.

### 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

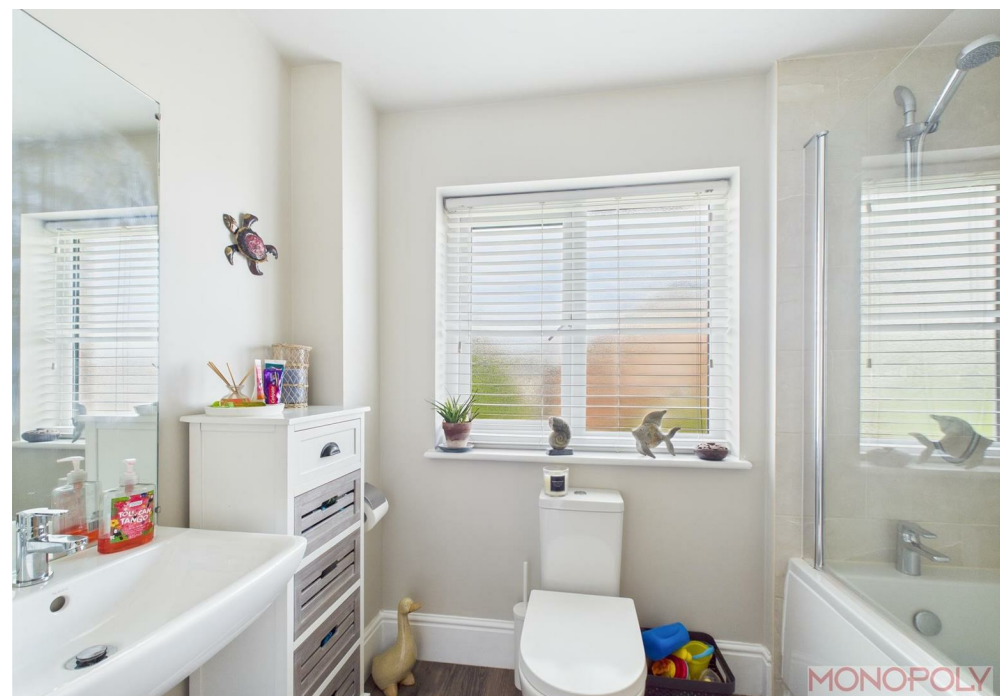
### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.  
Your home maybe repossessed if you do not keep up repayments on your mortgage

### ADDITIONAL INFORMATION

Please see Material information for buyers in Web Link.



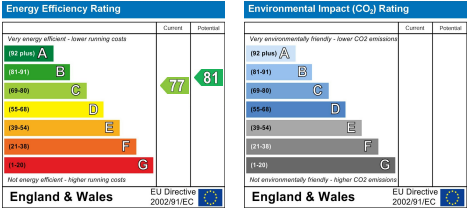


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