

4 Maes Y Wennol

MM11041



PEN-Y-FFORDD

£175,000

Bryn Gwalia, 4 Maes Y Wennol, Penyffordd, Holywell, CH8 9AB
£175,000 MM11041



DESCRIPTION: Situated in the rural village location of Pen-y-Ffordd near Holywell, is this Two Bedroom Detached Bungalow which benefits from air source heating and solar panels which were installed in March 2023. Double glazing. Accommodation comprises: Lounge, Kitchen with oven and hob, conservatory Two bedrooms and bathroom with fitted shower. Garage, Two Driveways and Paved Gardens. Council Tax D, Energy Rating B

GAIL MURRAY – RESIDENT PARTNER

Viewing by arrangement through Mold Office

Tudor House, 13/15 Chester Street, Mold, Flintshire, CH7 1EG Tel: 01352 758088

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS:

From Holywell join the Ring Road and turn left onto Well Hill, continue down the hill through Greenfield and continue to the traffic lights turning left for the coast road. Continue for approx. 6 miles and at the traffic lights at the end of the by-pass turn left for Pen-y-Ffordd Proceed up the hill into the Village and turn right into Maes Y Wennol and the property will be seen on the right-hand side.

LOCATION Situated in the rural village of Pen-Y-Ffordd with easy access to the town centre of Holywell with a range of facilities and the A55 expressway for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Installed in 2023 is a new air source heating system with radiators and solar panels improving the energy efficiency and reducing costs.

ENTRANCE PORCH Double glazed French doors.

ENTRANCE HALL: Single glazed door and side panel. Radiator. Cupboard housing the cylinder for heating.

LOUNGE: 20' x 10' 7" (6.1m x 3.23m) Radiator and double-glazed window. Laminate floor, Open fireplace with random stone chimney breast. Patio doors to the side.



KITCHEN: 9' 2" x 7' 7" (2.79m x 2.31m) Radiator and double glazed window. Single stainless steel sink unit with storage below and matching wall and base units with work surface over. Electric oven and hob. Tiled floor. Double glazed door to: -



CONSERVATORY: 17' 3" x 5' 2" (5.26m x 1.57m) Double glazed windows and door to the gardens.



BEDROOM 1: 12' 7" x 9' 9" (3.84m x 2.97m) Radiator and two double glazed windows.



BEDROOM 2: 9' 7" x 8' 1" (2.92m x 2.46m) Radiator and double glazed window.



BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling.



OUTSIDE: Double gates open to the side and lead to the garage with up and over door. A single gate leads to the front of the property. The gardens are mainly paved with intermittent flower beds. A separate drive leads to the rear. Garden shed.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.


SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore, solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property, but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		100
(92+) A		
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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