



## 4 Maple Way Penyffordd, Flintshire CH4 0FR

If you are looking for a three bed semi detached in the prestigious village of Penyffordd, offering a feeling of immense internal space owing to its imaginative open plan layout, a downstairs cloakroom and a truly delightful enclosed and private rear garden.....then this is an exceptional NewHome4U

- THREE BEDROOM SEMI DETACHED
- OPEN PLAN STYLE GROUND FLOOR
- 2 DOUBLE BEDROOMS
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410
- QUIET CUL-DE-SAC
- QUALITY LAMINATE FLOORS THROUGHOUT
- DELIGHTFUL ENCLOSED REAR GARDEN
- HIGHLY DESIRABLE VILLAGE LOCATION
- NICELY FITTED KITCHEN
- TWO PARKING BAYS

**Offers in excess of £170,000**

FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410 it's definitely worth 5 minutes of your life, just see if they can beat your original quote, you have nothing to lose but could save so much ??

\*\* Have you got a place to sell? Talk to New Home 4U, which is an 'Award Winning' Estate Agent for 'Exceptional Sales' for the past 2 years that puts us in the TOP 3% of Estate Agents in the UK, backed by Rightmove and The Property Academy \*\*

Do you like the photos? Then maybe you would like to view this home? One of the best things about New Home 4U is, we OPEN 7 DAYS a WEEK and are physically in the office just so that you can view, "like no other estate agent in Flintshire".

Over recent years Penyffordd has grown enormously, yet it is a tribute to the nature of the place that the essentially 'village' feel has not been lost. Typified by the annual village carnival and Christmas pantomime it retains those things that make its residents take a pride in it and want to live here. Coupled with an excellent primary school, the proximity of the highly regarded Castell Alun secondary school and a rich variety of local facilities, it becomes a very desirable address and one which, via this home, could become yours.

On a short cul-de-sac off Poppy Field Drive we find this lovely home. Situated where it is there is no possibility of your being disturbed by passing traffic providing not only peace, but security for any escaping children which is always a consideration. There is a pair of designated parking spots immediately in front of the home, minimising the distance you have to struggle through the rain laden with the week's shopping before finding refuge beneath the porch above the composite front door.

This opens into a broad open hallway fitted with very attractive dark wood laminate flooring which continues to be a feature throughout the ground floor of this home. Immediately to the left is the door into the downstairs cloakroom with its hand basin and lavatory. This room is big enough to provide hanging space for outdoor coats and also houses the easily accessible electric fuse box.

Opposite here is the door into the kitchen, where an 'L' shaped layout of fitted units houses all the appliances expected in today's modern homes but where, in place of the more usual small dining table, positioned in a feeble attempt to look like a functioning kitchen/diner, there is an archway through into the lounge. This startling view of what is now a huge room comes as a complete surprise, and a very welcome one. With light flooding in not only from the front facing kitchen window but also from the large French doors overlooking the garden this is bright and cheerful while remaining warm and welcoming.

The lounge section of this space is in itself adequately large, providing space for one of those enormous 'L' shaped settees that are currently so popular in spite of their frequent impracticality, along with a full sized dining suite, while the French doors open onto a very attractive area of patterned flagstones making the perfect spot for relaxing in the sun and firing up the BBQ. OK, maybe you have missed it for this year but better times are surely coming. The size of the French doors also gives the lounge the feeling of having brought the outside inside so even during periods of more disappointing weather it will lift your spirits without even stepping into the garden. Beyond the flagged area is a well kept lawn with a flower bed to one side, a solid looking wooden shed at the far end and the whole surrounded by a head-high wooden fence. The garden is big enough to be attractive but not so large as to present a millstone round your neck with regards to maintaining it, which is just about perfect.

Moving up the space-efficient turned staircase we come first of all to the smallest of the bedrooms. With a pleasing view down across the garden this is most definitely a single room, or perhaps a nursery. However the needs of each individual family are different and should two bedrooms be enough for your needs this would make a splendid dressing room. Now there's posh. Alternatively, in these days of the government suggesting that we work from home whenever possible, (today's advice anyway, but it may well be different tomorrow) it is ideally proportioned to become a home office. And as such, it would be tax deductible. Just saying...

Next door to here is a far larger bedroom. Also overlooking the rear of the home, this one would make a perfectly comfortable double room providing your tastes in free standing furniture were not too extravagant and you limited yourself to normal sized wardrobes, avoiding anything from the Queen Anne period.

Moving towards the front of the home we come to the family bathroom with its practical wood patterned vinyl floor. This has been very attractively tiled from floor to ceiling around the bath area and provides a suite comprising a modern unitary hand basin with storage beneath, lavatory and bath with a glass screen offering protection from any over enthusiastic use of the electric shower above.

And last but not least we come to the main bedroom. This has a deep alcove to one side which in this instance has been completely filled with an enormous set of wardrobes but just as easily the space could take a bespoke fitted version which would cater for all but the most excessive storage needs. The remainder of the room provides enough space for a double bed with twin bedside cabinets while still leaving enough spare to move around with ease.



Useful information:

COUNCIL TAX BAND: D  
ELECTRIC & GAS BILLS: £88 pm  
WATER BILL: £43 pm

\*\*PLEASE NOTE\*\* Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of [planstosell.co.uk](http://planstosell.co.uk):

All in all this is a excellent home for a small family which has been made all the more special by the adoption of its open plan layout on the ground floor. This is something that makes the home a little bit 'Marmite' in that it will be either loved or hated but speaking for myself, I find the sense of space that it brings delightful and just that bit different. And after all, who wants to live in a home that is the same as everyone else's? Its overall condition, the way it stands out from the crowd and its highly desirable location will ensure that this one sells quickly so make sure you don't miss out.

Now, 'unlike the other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office, so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 \*\*\*\*\* STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

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ARE YOU THINKING OF SELLING YOUR PROPERTY – TRY NewHome4U – WHY???

1. WE GIVE YOU PROFESSIONAL PHOTOS – that means nice clean crisp shots of your home.
2. WE ARE PHYSICALLY IN THE OFFICE 7 DAYS A WEEK (like no other estate agent)
3. HIGHEST GOOGLE RATED AGENT IN MOLD (& SURROUNDING AREAS)
4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE
5. FEATURED PROPERTY @ NO EXTRA CHARGE
6. FRIENDLIEST STAFF – SO POP IN FOR A CUPPA AND SEE
7. ENERGY PERFORMANCE CERTIFICATE ONLY COST YOU £45!!!

(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ?? )

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact NewHome4U Ltd and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

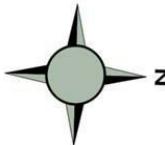
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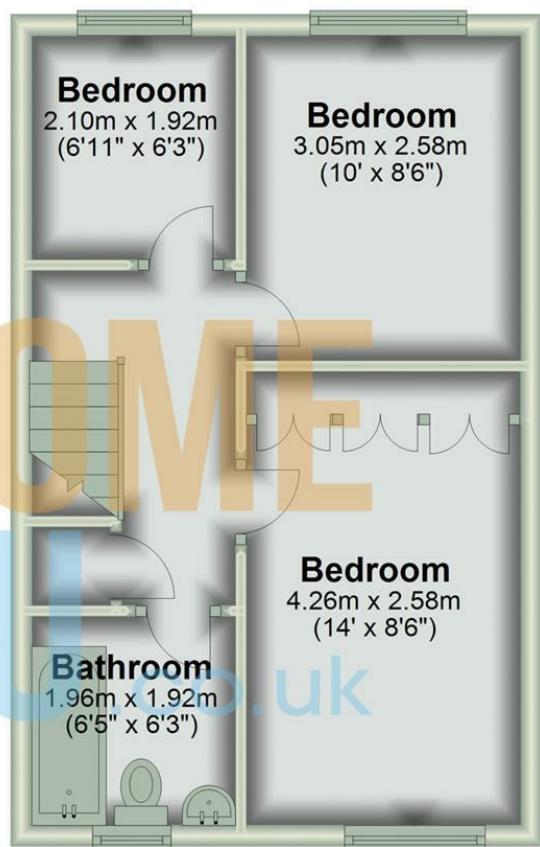
## Ground Floor

Approx. 34.1 sq. metres (367.0 sq. feet)

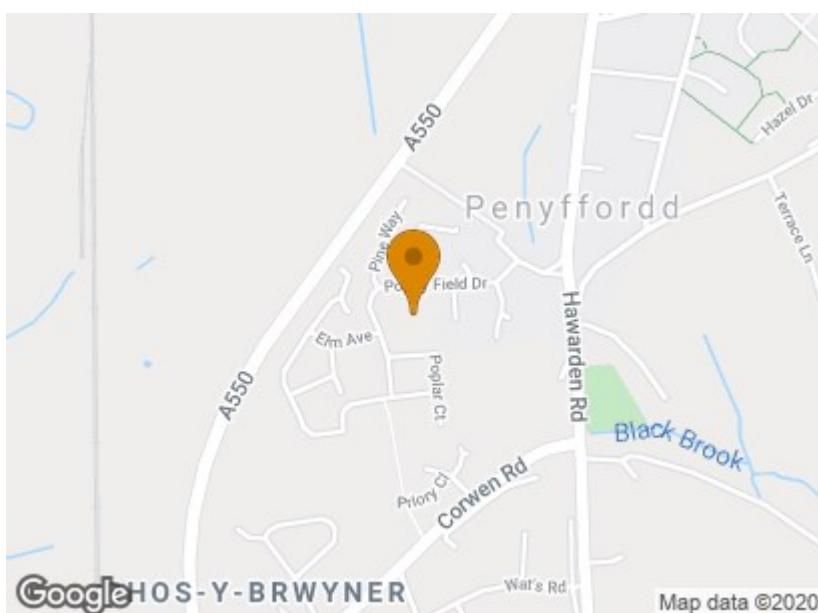


## First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



Total area: approx. 68.2 sq. metres (734.0 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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