



Meadow Rise
Vounog Hill, Penyffordd

£125,000


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

Meadow Rise, Vounog Hill

Penyffordd, Chester

Council Tax band: A

Tenure: Leasehold

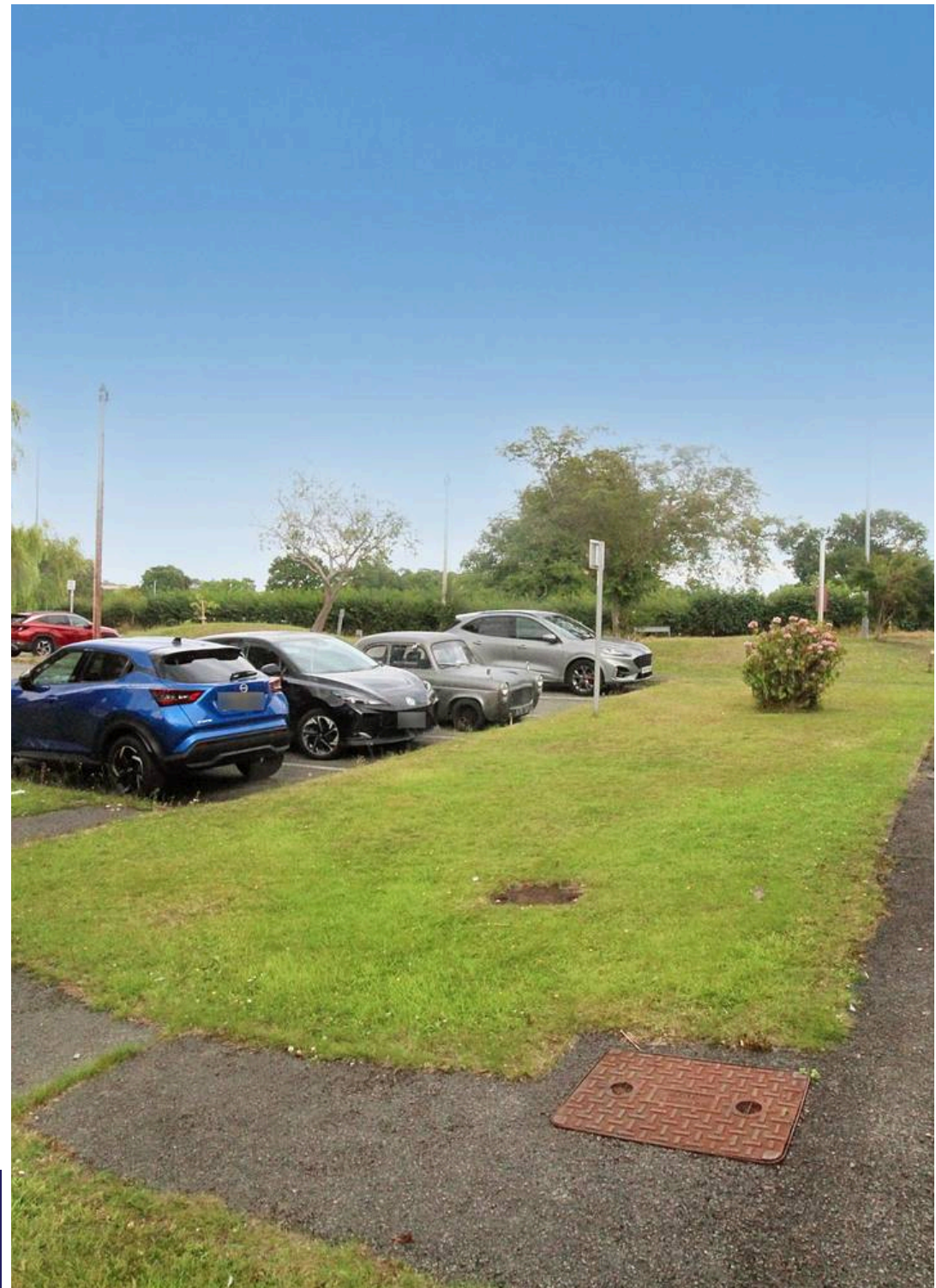
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- ONE BEDROOM GROUND FLOOR GARDEN APARTMENT
- RENOVATED WITH NEW KITCHEN, BATHROOM AND FLOORING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- FRONT AND REAR GARDEN
- COMMUNAL CAR PARK
- LONG LEASE WITH 974 YEARS REMAINING
- QUIET CUL DE SAC LOCATION
- SET IN THE HIGHLY DESIRABLE VILLAGE OF PEN Y FFORDD
- EXCELLENT ACCESS TO BROUGHTON, CHESTER AND NORTH WALES
- CHAIN FREE


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Entrance Hallway

Accessed via a PVC door opening to an entrance hallway, newly fitted carpet, wood panelled doors to the lounge, bedroom, bathroom and large storage cupboard, wall mounted radiator

Lounge

17' 0" x 11' 0" (5.18m x 3.35m)

Two PVC double glazed windows to the front aspect, wall mounted radiator, newly fitted carpets, wood panelled door to kitchen and utility

Kitchen

11' 6" x 5' 0" (3.51m x 1.52m)

A brand newly fitted range of wall, drawer and base units, built in oven with hood over and stylish extractor fan, plumbing for a washing machine, space for a fridge freezer, worktop with inset 1.5 bowl stainless steel sink unit with mixer tap, tiled splashbacks, PVC double glazed window to the front aspect

Utility Room

5' 0" x 4' 8" (1.52m x 1.42m)

Wall mounted combination boiler

Bathroom

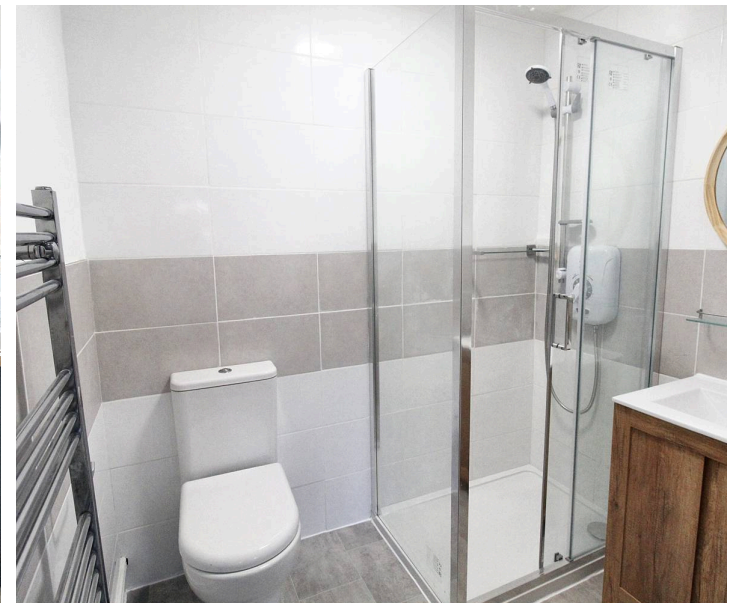
6' 5" x 5' 5" (1.96m x 1.65m)

A newly fitted bathroom suite comprising a shower cubical with electric shower close coupled WC and vanity wash hand basin with cupboards under, newly tiled walls, towel radiator

Bedroom

14' 5" x 9' 5" (4.39m x 2.87m)

A spacious and bright room with newly fitted carpets, PVC double glazed window to the front aspect and wall mounted radiator





COMMUNAL GARDEN

To the front a communal garden laid to lawn with access to the carpark

REAR GARDEN

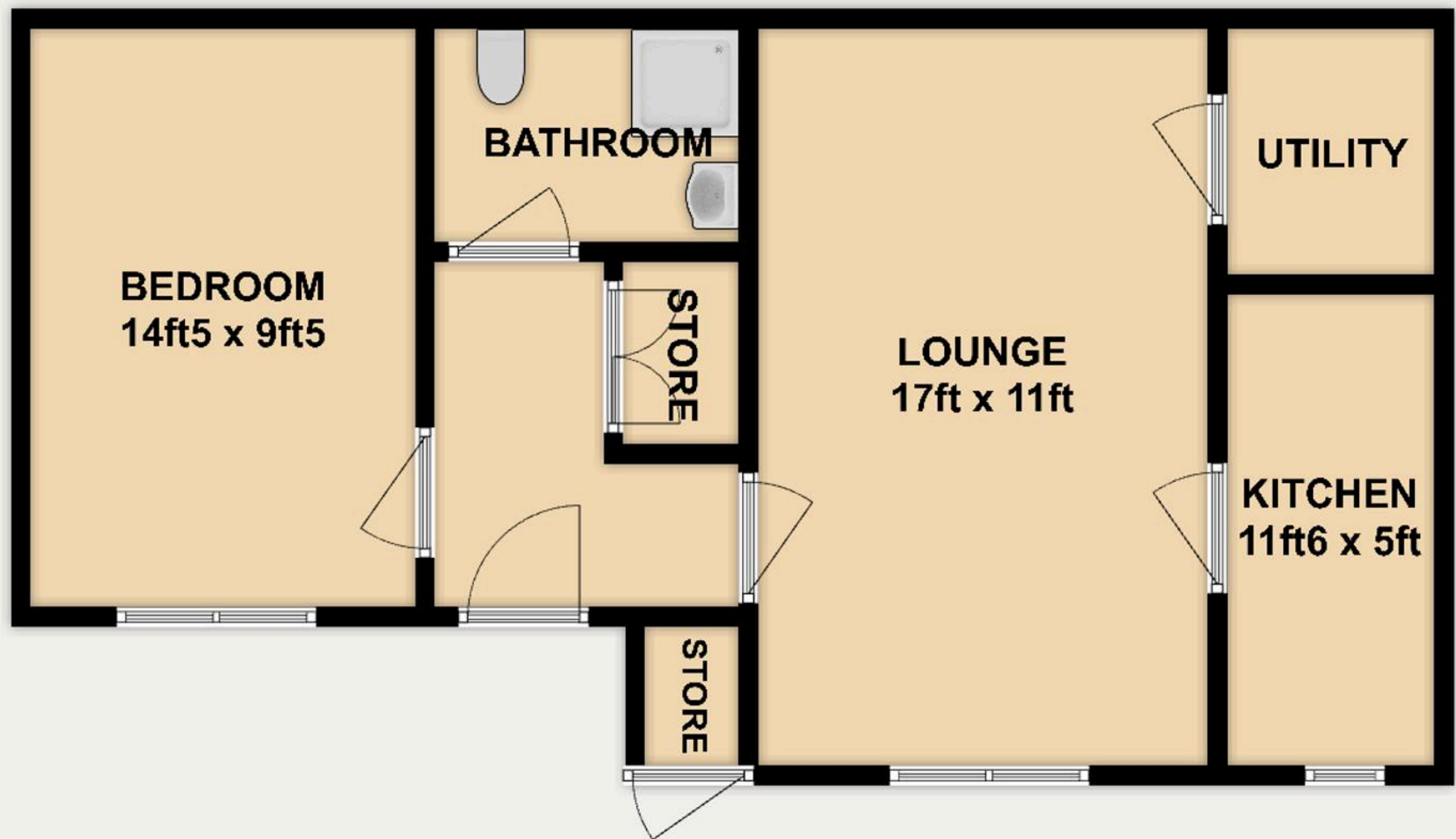
Set to the side of the property is an area laid to lawn, and ideal area to make into your own private haven

OFF STREET

1 Parking Space

To the front is a communal carpark allowing each resident a parking space, although many are available for guests







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To arrange a viewing please contact

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