

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-91) B		
(69-90) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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## 3 Pleasant View

Chester,  
CH4 0YU

NEW

£270,000

Situated within a quiet cul-de-sac in the highly sought-after village of Penyffordd, this beautifully renovated two-bedroom detached bungalow offers stylish, well-balanced accommodation throughout. Extended to provide a versatile second reception room/orangery, the property is flooded with natural light and presented in excellent condition. Boasting generous driveway parking, a semi-detached garage with electric door, and private landscaped gardens, this superb home combines modern comfort with a peaceful yet well-connected location ideal for downsizers, couples or those seeking single-storey living, offering easy access to the A55 for commuting to Chester and Wrexham.

**LOCATION**

Situated within a quiet cul-de-sac in the highly sought-after village of Penyffordd, this beautifully renovated two-bedroom detached bungalow offers well-balanced and versatile accommodation in excellent condition throughout. The village provides convenient everyday amenities and superb access to the A55, making Chester, Wrexham and the wider North West easily commutable.

**EXTERNAL**

The property is approached via a paved pathway leading to the front door, flanked by well-maintained lawned gardens and attractive shrubs, creating a pleasant first impression. To the side, a paved driveway provides off-road parking for up to three vehicles and leads to a semi-detached garage with electric up-and-over door. The garage benefits from power, lighting, a UPVC side door, window and additional loft storage. Gated side access leads through to the rear garden.

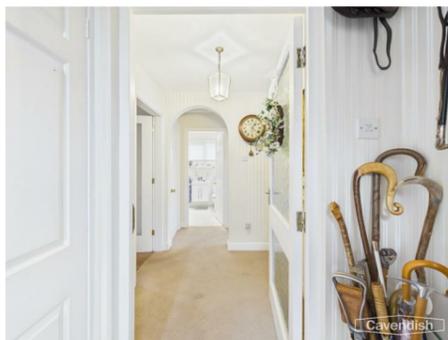
**ENTRANCE PORCH**

1.28 x 0.94 (4'2" x 3'1")

Accessed via a wood-effect UPVC front door with inset glazed panel, the entrance porch is carpeted and fitted with a ceiling light pendant. Useful built-in storage cupboards provide space for coats and shoes, making this a practical and welcoming entry point. The fuse board is also housed here. A glazed wooden internal door leads through to the main hallway.

**HALLWAY**

1.65 x 1.77 (5'4" x 5'9")



The central hallway is carpeted and fitted with a radiator, with doors leading to all principal rooms. There is an airing cupboard housing the Worcester gas boiler and access to the loft space.

**LIVING ROOM**

3.62 x 5.20 (11'10" x 17'0")



Accessed via a glazed wooden door, the spacious living room is carpeted and enjoys excellent natural light from a large double-glazed window overlooking the front of the property. A feature electric fireplace set within a brick surround provides a focal point to the room. Additional features include coved ceilings, two radiators and two pendant light fittings. Glazed double doors open into the second reception room, allowing flexibility in layout and creating a wonderful flow of light throughout the property.

**RECEPTION ROOM**

2.81 x 5.94 (9'2" x 19'5")



An impressive and versatile extension, currently utilised as a second reception room, this bright and airy space benefits from four double-glazed windows and double doors opening directly onto the rear garden. With two radiators, LED inset spotlights, pendant lighting and coved ceilings, this room is

ideal as a sitting room, dining area or garden room. A further glazed UPVC door provides access into the kitchen, while a thermostat and dimmable lighting controls enhance comfort and practicality.

**KITCHEN**

2.81 x 3.78 (9'2" x 12'4")



Accessible from both the hallway and the orangery, the kitchen forms part of the extension and is fitted with wood wall and base units, white tiled splashbacks and ample work surface space. A stainless steel sink sits beneath a double-glazed window overlooking the rear garden. Integrated features include an electric cooker with extractor hood, along with space and plumbing for a washing machine and dishwasher. The room benefits from inset LED lighting and a radiator, creating a practical and functional layout.

**BEDROOM 1**

4.26 x 2.84 (13'11" x 9'3")



A generous double bedroom positioned to the front of the property, featuring a double-glazed window, radiator and pendant lighting. The room benefits from extensive built-in storage, including fitted wardrobes with sliding mirrored doors, bedside units and overhead storage, offering excellent organisation without compromising space.

**BEDROOM 2**

3.62 x 2.88 (11'10" x 9'5")



A well-proportioned second double bedroom with dual-aspect double-glazed windows, creating a particularly bright and pleasant room. Carpeted and fitted with a radiator and pendant light, this room offers flexibility for guests, family members or a home office.

**FAMILY SHOWER ROOM**

2.00 x 1.82 (6'6" x 5'11")



A beautifully presented and contemporary shower room, finished in a clean and neutral palette. Large-format wall tiles create a sleek and modern feel, complemented by a spacious walk-in shower enclosure with glazed screen and chrome fittings. A stylish white vanity unit incorporates a wash hand basin with chrome mixer tap and useful storage below, alongside a matching low-flush WC. An obscured double-glazed window allows for excellent natural light while maintaining privacy, and recessed ceiling spotlights enhance the bright and airy atmosphere.

**GARDEN**

The rear garden has been thoughtfully arranged to provide multiple seating areas and a pleasant degree of privacy. A paved patio leads onto a well-maintained lawn, with a further patio area and pathway leading to an additional seating space at the rear. Mature hedging provides privacy, while external power points and side access gates add practicality. There is also direct access into the garage via a UPVC glazed door.

**GARAGE**

5.03 x 2.66 (16'6" x 8'8")



Semi-detached garage with electric up-and-over door. The garage benefits from power, lighting, a UPVC side door, window and additional loft storage

**TENURE**

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

**COUNCIL TAX**

\* Council Tax Band E - Flintshire County Council.

**AML**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**AWARD WINNING LETTINGS SERVICE**

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

**VIEWINGS**

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI.

FLOOR PLANS - included for identification purposes only, not to scale.