



77 Vyrnwy Road, Saltney
£240,000



77 Vyrnwy Road

Saltney, Chester

Quietly situated in a small crescent and offering a leafy and private view from the sunny yet easy to maintain rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





77 Vyrnwy Road

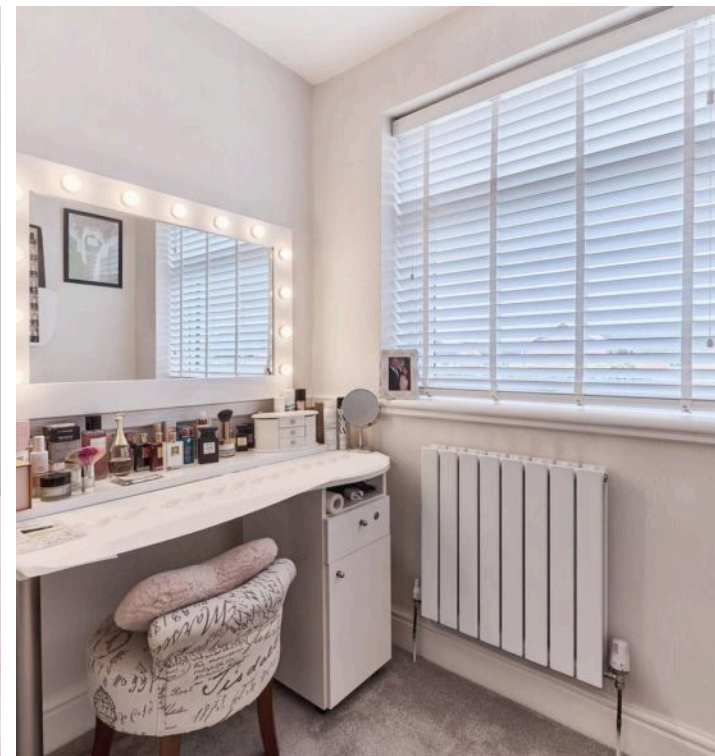
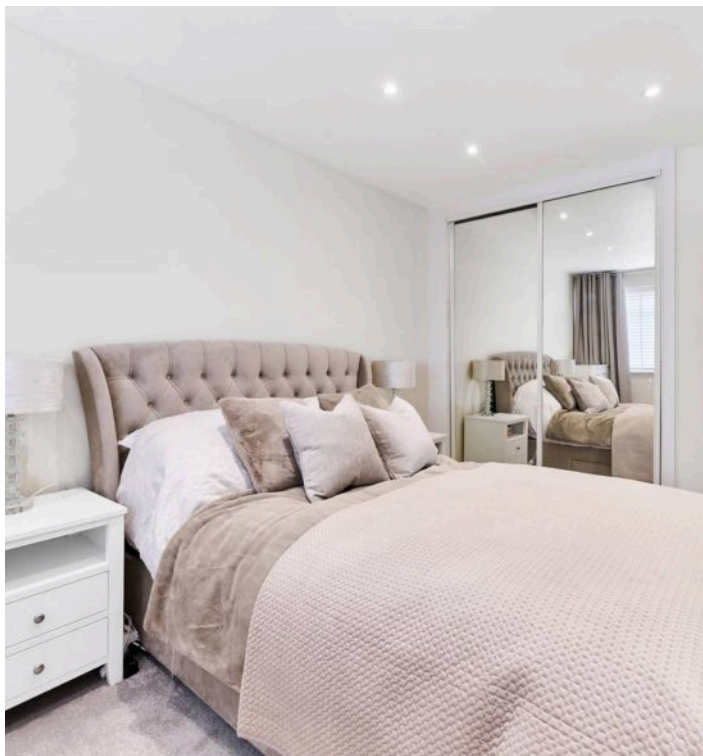
Saltney, Chester

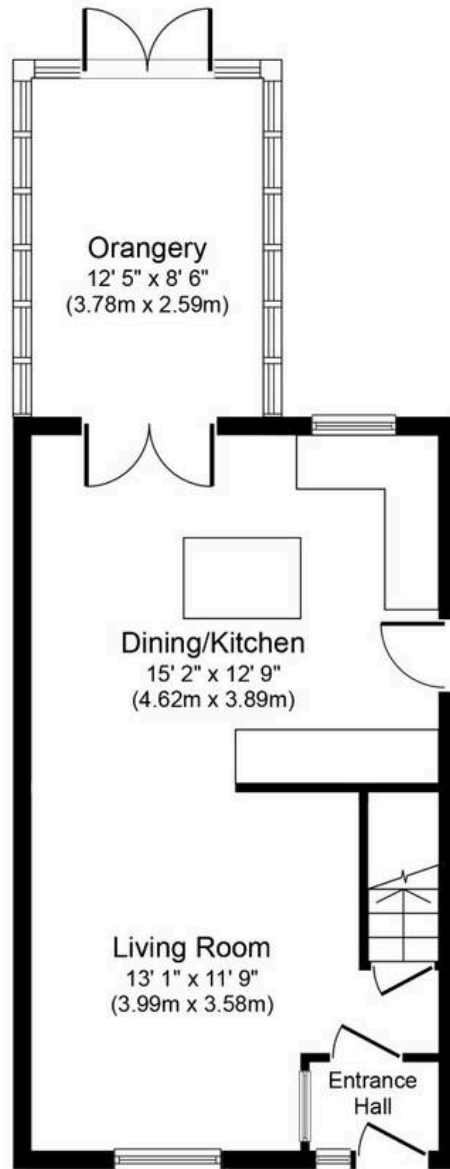
Quietly situated in a small crescent and offering a leafy and private view from the sunny yet easy to maintain rear garden. The property has been much improved in recent years offering ready to move into contemporary accommodation which comprises in brief; entrance porch with a UPVC double glazed entrance door, open plan living room with high gloss laminate flooring which opens into an open plan dining kitchen complete with a central island/breakfast bar with Quartz surfaces and an extensive range of high gloss finished handleless units with integrated appliances including an eco tumble dryer and a quieter washing machine ideal for open plan living.

Double doors lead you from the kitchen to an orangery with built in spotlights, power points and heating with access to the rear garden.

To the first floor there are three bedrooms with built in wardrobing to bedroom's one and two with a main bathroom with a white suite.

The block paved driveway leads you to a larger than average garage.





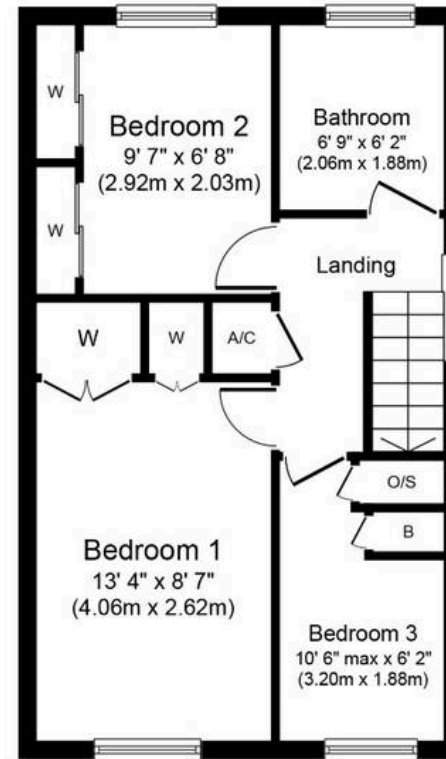
Orangery
12' 5" x 8' 6"
(3.78m x 2.59m)

Dining/Kitchen
15' 2" x 12' 9"
(4.62m x 3.89m)

Living Room
13' 1" x 11' 9"
(3.99m x 3.58m)

Entrance
Hall

Ground Floor
Approximate Floor Area
502 sq. ft.
(46.6 sq. m.)



Bedroom 2
9' 7" x 6' 8"
(2.92m x 2.03m)

Bathroom
6' 9" x 6' 2"
(2.06m x 1.88m)

Landing

W W A/C

Bedroom 1
13' 4" x 8' 7"
(4.06m x 2.62m)

Bedroom 3
10' 6" max x 6' 2"
(3.20m x 1.88m)

O/S

B

First Floor
Approximate Floor Area
391 sq. ft.
(36.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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