



4 The Barnyard,
Hawarden

£290,000

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homes



Situated on the outskirts of Hawarden Village with a semi rural feel this attractive barn conversion is superbly situated within striking distance of Hawarden Village.

This characterful home has been well improved with the addition of a high specification newly fitted kitchen & shower room whilst having been superbly maintained throughout.

The property is approached by a front garden with vehicle access to the side to a larger than average garage with access to the private walled garden with a large southerly facing patio & lawn.

Internally an entrance porch leads you to an open plan reception dining area with exposed beams, kitchen with a high standard fitted kitchen with "Neff" integrated appliances, spacious open plan living room with double glazed bifold doors onto the rear garden.

To the first floor there are three bedrooms and new shower room with underfloor heating.

The loft offers further potential with steel beams added for a potential conversion subject to planning.

FINER POINTS





* Gas central heating via "Worcester" combination boiler (serviced & under warranty)

* Parking and a larger than average garage to the rear (provision for power to the garage for future use)

* The rear courtyard which is soon to be resurfaced via the residents management company

* £10 per calendar month management charge for maintenance of the communal area's

* Kitchen recently fitted by Academy of Design Mold to a high standard with "Neff" appliances

* Brand new shower room having been fully tanked and tiled to a high standard with a modern suite

* Electric under floor heating to the bathroom with a dual gas/electric towel rail, heated mirror with lighting

* Potential subject to planning permission to convert the full height loft with steel already added

* Aluminium double glazed triple bi-fold doors providing access to the rear patio

* Full width Indian stone patio with a south westerly outlook over lawns

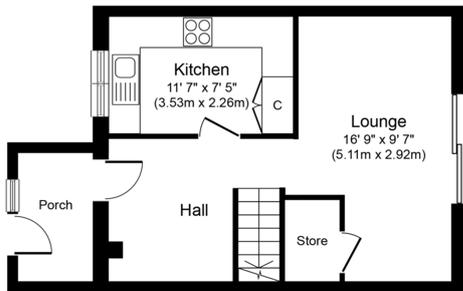
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Tenure: Freehold

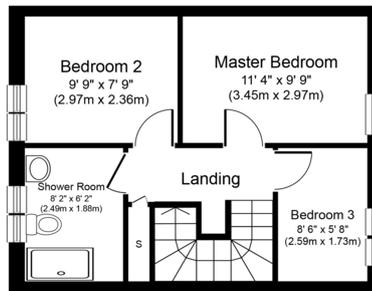
Local Authority: Flintshire County Council

Council Tax: Band E

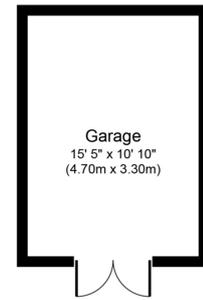
Viewings: By appointment only



Ground Floor
Approximate Floor Area
406 sq. ft.
(37.7 sq. m.)



First Floor
Approximate Floor Area
360 sq. ft.
(33.5 sq. m.)



Garage
Approximate Floor Area
163 sq. ft.
(15.2 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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