



6 Manor Farm Court,
Hawarden

£325,000

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This attractive characterful corner barn conversion which benefits from a large, private garden to the side and rear.

Situated in a delightful courtyard with a central green on the edge of open countryside whilst still being convenient for Hawarden, Broughton and Saltney.

The property benefits from two parking spaces and a large garage.

The accommodation is deceptively spacious offering superbly proportioned room sizes with two separate reception rooms and three double bedrooms.

The entrance hall benefits from a ground floor cloaks/w/c, spacious living room with a corner exposed brick feature fireplace and French doors onto the rear garden, separate dining room/sitting room with further French doors onto the side garden.

Good sized dining kitchen with a built in breakfast bar and integrated dishwasher, oven and hob.

To the first floor there are three double bedrooms with the master bedroom enjoying an en-suite shower room and built in wardrobes and a main bathroom with a white suite.





The gardens offer great potential being an excellent size mainly laid to lawn with seating area's and established hedging providing the privacy.

FINER POINTS

- * Walking distance to Hawarden farm shop, close to Broughton retail park
- * Oil fired central heating with double glazed windows
- * Large garage with two further parking spaces
- * Communal green with a bench, gravelled circular courtyard
- * Two reception rooms plus a large dining kitchen
- * Downstairs w/c, en-suite shower room, main bathroom
- * Great potential to extend subject to an necessary planning or building consents

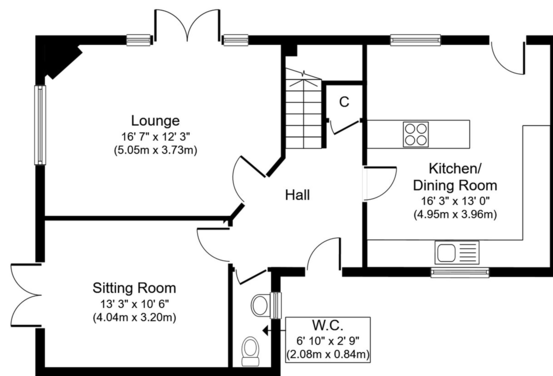
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Tenure: Freehold

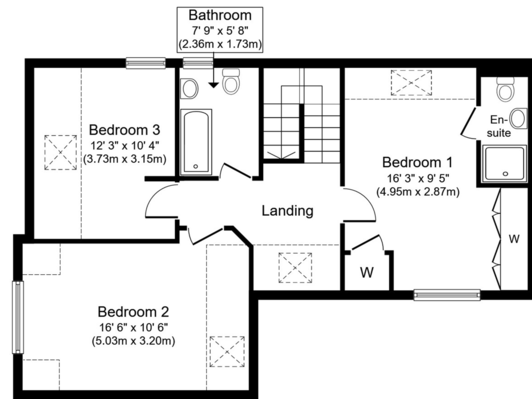
Local Authority: Flintshire County Council

Council Tax: Band F

Viewings: By appointment only



Ground Floor
Approximate Floor Area
689 sq. ft.
(64.0 sq. m.)



First Floor
Approximate Floor Area
682 sq. ft.
(63.4 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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