

Ffordd Ffynnon, Hawarden, Deeside, Flintshire, CH5 3JU  
£215,000 MS11081



**DESCRIPTION:** A beautifully presented and deceptively spacious two bedroom semi detached bungalow which formally had three bedrooms. Having been improved by the present owner the accommodation provides: welcoming entrance hall, spacious lounge through a dining room, sun room, comprehensively fitted kitchen/breakfast room, two bedrooms and modern shower room. Gas heating with boiler installed 2021 and double glazing. Tarmac driveway and garage. Established gardens ideal for alfresco dining. Located in a popular village. Viewing recommended.

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**ANGELA WHITFIELD FNAEA – RESIDENT PARTNER**

**Viewing by arrangement through Shotton Office**

**33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182**

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

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**DIRECTIONS:** Turn right out of the Shotton office and proceed to Queensferry. At the traffic light intersection continue to the roundabout and take the third exit for Hawarden and continue along here until reaching the village. At the "T" junction turn right onto The Highway and continue until turning left into Wood Lane and continue until turning left into Level Road and take the second left into Brunswood Green and follow around into Raewood Avenue taking the next left into Ffordd Ffynnon where the property will be seen on the right hand side.



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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088  
Holywell Office: 01352 712271



LOCATION: A much sought after village with local shops and services

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator and two double glazed windows. Composite front door.



LOUNGE/DINER: 28' 8" x 10' 9" (8.74m x 3.28m) Two radiators and double glazed window. Electric living flame fire with fire surround and mantle. Single glazed doors to the:-



SUN ROOM 10' 4" x 9' 8" (3.15m x 2.95m) Radiator, tiled floor and double glazed door to the rear patio and gardens.



**KITCHEN/BREAKFAST ROOM:** 13' 5" (max)x 11' 1" (max)(4.09m x 3.38m) Radiator and two double glazed window. Plumbing for an automatic washing machine, one and a half sink unit with storage below and matching modern wall and base units with work surface over. Tiling to the splash back area's. Cupboard housing the gas boiler. Vinyl flooring and side exit door.



**BEDROOM 1:** 11' 4" x 10' (3.45m x 3.05m) Maximum measurements to the wardrobe recess's. Radiator and double glazed window. A comprehensive range of wardrobes and storage on two walls.



**BEDROOM 2:** 8' x 7' 3" (2.44m x 2.21m) Radiator and double glazed window.



**SHOWER ROOM:** Heated towel rail, double glazed window, w.c., wash hand basin in vanity unit and spacious modern shower cubicle. Complimentary tiling and vinyl flooring.



**OUTSIDE:** Driveway and low maintenance frontage with double gates continuing along the drive to the garage with up and over door, double glazed windows and side personal door. Outside water tap. Single gate leading to the rear with paved patio and steps leading down to a lawn garden with established shrubs and a further seating area.



Ground Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE:** - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey