

Cavendish

RESIDENTIAL

Cavendish House, 62 The Highway, Hawarden, Deeside, CH5 3DH

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Vale Avenue

Hawarden,
Deeside, Flintshire CH5 3LB

Price
£200,000

EXTENDED BUNGALOW WITH PRIVATE LANDSCAPED GARDEN A traditional three bedroom extended bungalow standing within attractive landscaped gardens in this established cul-de-sac on the periphery of Hawarden. Offering comfortable three bedroom accommodation with extended kitchen/dining room, which leads out onto a covered patio area, an attractive lounge with open fire grate, three good sized bedrooms (two double) and modern bathroom. Recent improvements include a new gas fired central heating boiler in 2019. Outside there is a wide forecourt providing off-road parking for several cars, a detached single garage and a private enclosed rear garden with extensive timber decked patio areas, garden pond and summerhouse. In addition, there is also a large loft providing potential for further extension, subject to necessary consents being obtained.

www.cavendishresidential.com

LOCATION

The property forms part of this small established cul-de-sac located to the upper part of Hawarden, a short distance off Wood Lane, yet it is within a short drive of the A55/A494 at Ewloe enabling ease of access throughout the region. Hawarden itself provides a small range of shops serving daily needs, several popular eating establishments, popular schools for all ages and local train station.

THE ACCOMMODATION

UPVC double glazed panelled door to:

ENTRANCE PORCH

1.63m x 1.65m (5'4" x 5'5")

Double glazed window, tiled floor and opening to:

RECEPTION HALL

3.94m x 1.63m +recess (12'11" x 5'4" + recess)

Exposed floor boards, radiator, telephone point and opening to the attic via pull-down ladder and which houses a modern Worcester gas fired central heating boiler installed in 2019.

LOUNGE

4.57m x 3.63m (15'0" x 11'11")

An attractive room with double glazed windows to the front, feature brick fireplace with slate hearth and open grate, wall light points, tv aerial point, exposed floor boards and double panelled radiator.



KITCHEN/DINING ROOM

6.27m x 3.07m reducing to 2.82m (20'7" x 10'1" reducing to 9'3")

A spacious extended room with double glazed windows to the side and rear elevations and exterior door leading to a covered patio/garden room. The kitchen is fitted with a range of white fronted base and wall units with marble effect worktops incorporating a deep breakfast bar. Inset sink unit with preparation bowl, mixer tap and tiled splashback. Range of integrated appliances comprising four-ring gas hob, electric oven and cooker hood. Space for fridge freezer, plumbing for washing machine and space for tumble dryer. Tiled floor throughout and radiator.



BEDROOM ONE

3.76m x 3.10m (12'4" x 10'2")

Double glazed window overlooking the garden and radiator.



BEDROOM TWO

3.53m x 3.33m (11'7" x 10'11")

Double glazed window to the front and radiator.



BEDROOM THREE

2.79m x 2.39m (9'2" x 7'10")

Double glazed window, exposed floor boards and radiator.



BATHROOM

1.96m x 1.68m (6'5" x 5'6")

Fitted with a modern white suite comprising panelled bath with electric shower and screen, pedestal wash basin and low flush wc. Attractive marble style fully tiled walls, vinyl tiled floor, chrome towel radiator, extractor fan and

double glazed window.



OUTSIDE

To the front is a wide entrance leading to a large concrete forecourt with brick inserts providing parking for several cars and access to the detached garage. Established conifer screen to the roadside, outside lights, raised planters, gated access leading through to the rear garden and useful storage area to the left hand gable with log store.

GARAGE

A newly constructed single concrete sectional garage with up and over door and power connected.

REAR GARDEN

To the rear is a private landscaped garden, which enjoys a southerly aspect and which has been developed over many years by the present owners to provide a delightful setting. To the centre is a circular lawn with deep gravelled borders with various mature shrubs and bushes, and three decked patio areas. In addition there is a large brick built pond with cascading water feature. The owners are prepared to remove the pond if required. There is also a small potting shed, timber frame/clad summerhouse, outside taps and lights.



COUNCIL TAX

Flintshire County Council - Council Tax Band E.

DIRECTIONS

From the Agent's Mold office take the A494 trunk road proceeding through Alltami and into the Ewloe interchange, merging with the A55 thereafter take the second exit for Hawarden. At the roundabout take the fourth exit for Hawarden and at the mini roundabout take the

third exit. Continue on this road for approximately 0.25 miles and take the left turning into Woodlands Drive and first right into Vale Avenue.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information please contact our local rental valuer, Shauna Moore on 01352 752220 or shauna.moore@cavendishrentals.co.uk

VIEWING

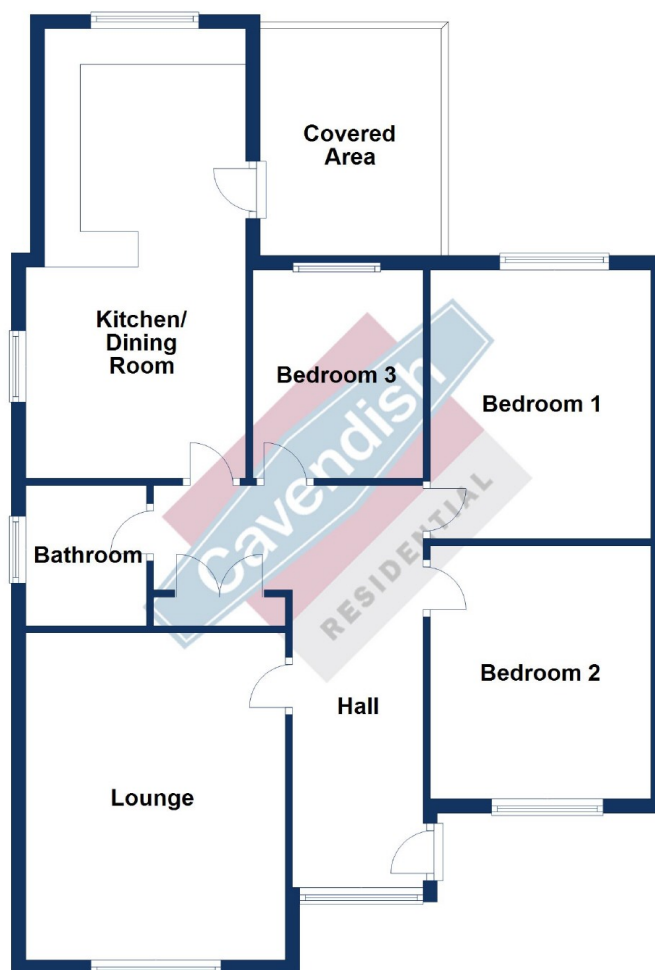
By appointment through the Agent's Hawarden Office 01244 564455 or Mold Office 01352 751515.

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

DCW/JF



Ground Floor



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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