



Hawarden Way

Mancot,
Deeside, Flintshire CH5 2EW

Price
£250,000

****IMPRESSIVE DETACHED BUNGALOW**** A particularly spacious four bedroom detached bungalow of individual design, standing within attractive landscaped gardens to the centre of this popular village community with local shop and inn, and within a short drive of the A494/motorway network. Designed to a spacious plan and providing well presented and adaptable accommodation with modern fittings, gas fired central heating and double glazing. Recent improvements include the conversion of the original garage to provide an additional bedroom and en suite shower room off the master bedroom. Outside, there is a wide brick paved driveway providing ample off-road parking, single garage and private landscaped gardens with extensive natural stone patio areas, lawn, greenhouse and shed. In brief comprising: entrance hall, open plan kitchen/dining room which leads through to a large lounge, master bedroom with en suite shower room, second bedroom with cloakroom/wc, two further bedrooms and family bathroom.



LOCATION

Mancot is an established village community located between Queensferry and Hawarden some 5 miles from Chester and 7 miles from Mold. There are facilities catering for daily needs to include primary school nearby whilst the Deeside area provides an excellent range of shops to include an Asda Superstore.

THE ACCOMMODATION COMPRISES:

UPVC double glazed panelled door with matching side screen to:

ENTRANCE HALL

Laminate wood effect flooring and radiator. Part glazed pine door to:

KITCHEN/DINING ROOM

6.86m x 3.66m reducing to 2.90m (22'6" x 12'0" reducing to 9'6")

A well lit open plan room with double glazed windows to the front and rear aspects and fitted with an attractive range of light wood style base and wall units with brushed stainless steel handles and granite effect work tops with single drainer stainless steel sink unit with preparation bowl, mixer tap and tiled splashback. Range of integrated appliances comprising ceramic hob, electric oven, cooker hood and fridge freezer. Void and plumbing for washing machine. Worcester wall mounted gas fired boiler, radiator and UPVC double glazed exterior door. Combination of wood effect and tile effect laminate flooring. Open through to the living room.



LIVING ROOM

6.83m x 6.02m reducing to 4.29m max overall (22'5" x 19'9" reducing to 14'1" max overall)

A spacious open plan room with double glazed windows to three aspects and to include sliding patio doors to the adjoining patio and garden. White fireplace surround with marble inset and hearth and open grate. Log store into alcove, coved ceiling, three radiators, tv aerial point and laminate wood effect flooring.



INNER HALLWAY

With loft access, built-in cupboard and two radiators.

BEDROOM ONE

3.07m x 3.51m extending to 4.09m into robes (10'1" x 11'6" extending to 13'5" into robes)

Double glazed window to the front, mirror fronted wardrobe unit extending the full length of one wall and radiator.



EN SUITE

2.57m x 1.45m +recess (8'5" x 4'9" + recess)

Fitted with a modern white suite comprising corner shower cubicle with chrome shower valve, wash hand basin with mixer tap and low flush wc. Attractive fully tiled walls, chrome towel radiator, loft access, extractor fan, recessed lighting and double glazed window.



BEDROOM TWO

4.27m x 2.46m (14'0" x 8'1")

A double sized room with double glazed window to the side elevation, vaulted ceiling with recessed lighting, radiator, fitted desk and cloakroom/wc off.



CLOAKROOM/WC

Fitted with a white suite comprising low flush wc and wash hand basin. Fully tiled walls, recessed lighting, extractor fan and chrome towel radiator.

BEDROOM THREE

2.67m x 3.18m (8'9" x 10'5")

Double glazed window overlooking the rear garden and radiator.



BEDROOM FOUR

2.72m x 2.62m (8'11" x 8'7")

Presently used as a small sitting room. Double glazed window to the front and radiator.



FAMILY BATHROOM

Fitted with a white four piece suite comprising panelled bath, corner shower cubicle with Mira electric shower, wash basin with mixer tap and low flush wc. Attractive fully tiled walls, chrome towel radiator, extractor fan, built-in shelved cupboard and double glazed window.



OUTSIDE

The property occupies a corner position to the centre of the village and is well screened from the roadside with high mature hedging. The gardens have been attractively landscaped for ease of maintenance and include extensive natural stone paved patio areas extending to the front, side and rear of the property. Matching dwarf stone walling with a raised pond with rockery and cascading water feature, and deep particularly well stocked shrubbery borders. There is also a barked play area to one side, outside lights, tap and numerous mature shrubs, bushes and fruit trees.



DRIVEWAY

A wide timber ranch style gate extends to the right hand side of the property leading to a large block paved driveway providing off-road parking for several cars and access to a prefabricated garage located to the rear.

COUNCIL TAX

Flintshire County Council - Council Tax Band E.

DIRECTIONS

From the Agent's Mold Office continue up the High Street to the traffic lights turn right onto King Street and at the roundabout take the 2nd exit signposted to Queensferry. Follow this road out of Mold passing through the village of New Brighton, continue across the mini-roundabout and thereafter adjoin the A55 Expressway in the direction of Queensferry. Take the first exit signposted for Buckley and upon reaching the roundabout take the 4th exit signposted for Hawarden. At the roundabout take the 1st exit again for Hawarden. Continue through Ewloe into Hawarden village centre and take the left turning onto Gladstone Way (A550). Follow the road down the hill and take the first left into Crosstree Lane, and then next left by the Cemetery onto Ash Lane towards Mancot. Follow the road into the village whereupon the property will be found on the left hand side just after passing the community centre on the right and immediately after Mancot Lane.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

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

DCW/JF

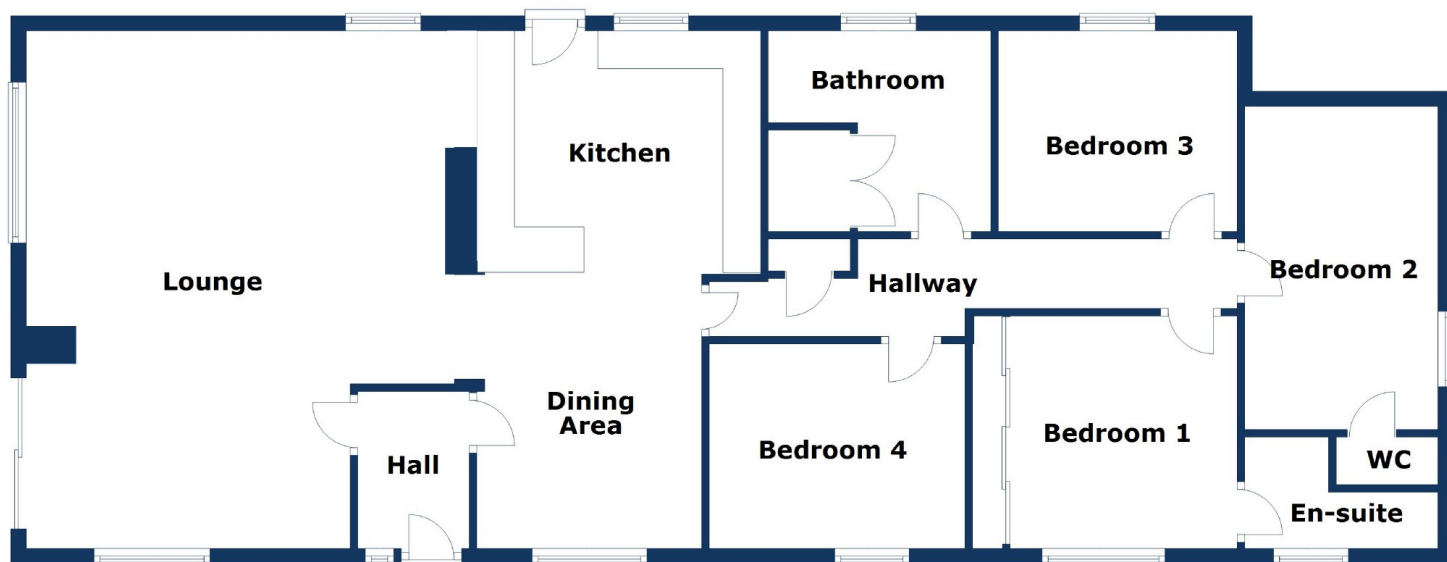


REAR GARDEN

The rear garden is mainly paved for ease of maintenance and includes a deep and particularly well stocked shrubbery border to the rear, log store, large timber garden shed and aluminium framed greenhouse.



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

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