



Old Hall Road

Hawarden,
Deeside, Flintshire CH5 3JH

Price
£200,000

DETACHED BUNGALOW IN FAVOURED AREA A mature two bedroom detached bungalow with conservatory and large detached garage, standing within private gardens in this much sought-after residential area on the periphery of Hawarden, convenient for local shops at Ewloe and local bus services. Offering well proportioned two bedroom accommodation with gas fired central heating and double glazing, and scope for a scheme of some updating to personal requirements. Outside there is a long brick paved drive providing ample off-road parking and enclosed garden with patio and gazebo. In brief comprising: porch, hall, lounge with multi-fuel stove, 'L' shaped kitchen diner, conservatory, two double bedrooms and bathroom.

LOCATION

Hawarden Village lies some 7 miles from Chester, 5 miles from Mold and within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A55 and the M53 motorway, which leads to the motorway network. There are good local facilities in Hawarden Village. Broughton Retail Park is nearby with high street shops, public house.

THE ACCOMMODATION

Modern UPVC double glazed door to:

ENCLOSED PORCH

Quarry tiled floor and matching UPVC double glazed inner door to:

RECEPTION HALL

Laminate wood effect flooring and radiator. Telephone point and electricity meter cupboard.

LOUNGE

4.34m x 3.61m (14'3" x 11'10")
Double glazed window to the front, laminate wood effect flooring, recessed tiled fireplace with raised hearth and multi-fuel stove. Wall light points, tv aerial point and radiator.



KITCHEN/DINING ROOM

6.71m x 3.43m reducing to 2.39m (22' x 11'3" reducing to 7'10")

An open plan room with double glazed windows to the side and rear elevations overlooking the garden and matching french doors leading through to the adjoining conservatory. The kitchen is fitted with a range of gloss white fronted base and wall units with wood block effect worktops, white enamelled sink unit with preparation bowl, mixer tap and tiled splashback. Range of integrated appliances comprising gas hob, electric oven and cooker hood. Integrated fridge, laminate wood effect flooring, radiator, coved ceiling, shelved alcove and feature fireplace with tiled inset, granite hearth and coal effect gas fire.



CONSERVATORY

4.39m x 2.57m (14'5" x 8'5")

UPVC double glazed frame with french doors to the garden, polycarbonate type roof covering, radiator, power points and laminate flooring.

BEDROOM ONE

3.56m x 2.92m (11'8" x 9'7")

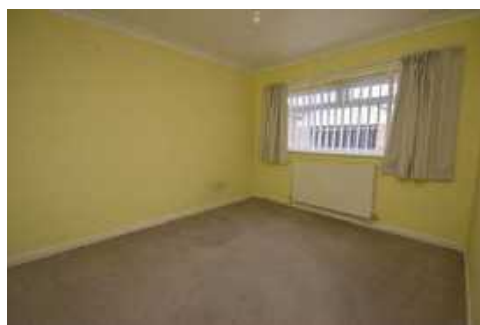
Double glazed window to the front and radiator.



BEDROOM TWO

3.58m x 3.00m (11'9" x 9'10")

Double glazed window to the rear, radiator and loft access, which houses the gas fired central heating boiler.



BATHROOM

3.71m x 1.42m to 1.83m (12'2" x 4'8" to 6'0")

Comprising bath with mixer shower tap, vanity wash basin unit with cupboards and drawers beneath and low flush wc. Fully tiled walls, tiled floor, chrome towel radiator, extractor fan and double glazed window.



OUTSIDE

Wide brick paved drive extends to the side of the property providing off-road parking for several cars and access to the detached garage located to the rear of the plot.

FRONT GARDEN

A good sized front garden with various established shrubs.

REAR GARDEN

To the rear is a private enclosed garden with split level paved patio area, large centre flower bed with brick edging, timber garden shed and covered pergola. Outside light and tap.



GARAGE

5.38m x 4.06m (17'8" x 13'4")

A substantial brick built garage with up and over door, two double glazed windows, UPVC double glazed door to the rear, power and light installed, and shelving.

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 and upon entering Hawarden turn right onto Wood Lane. Take the first left hand turning into Kearsley Avenue and then right after a short distance into Old Hall Road, whereupon the property will be found set back on the right hand side.

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 Mold Office 01352 751515.

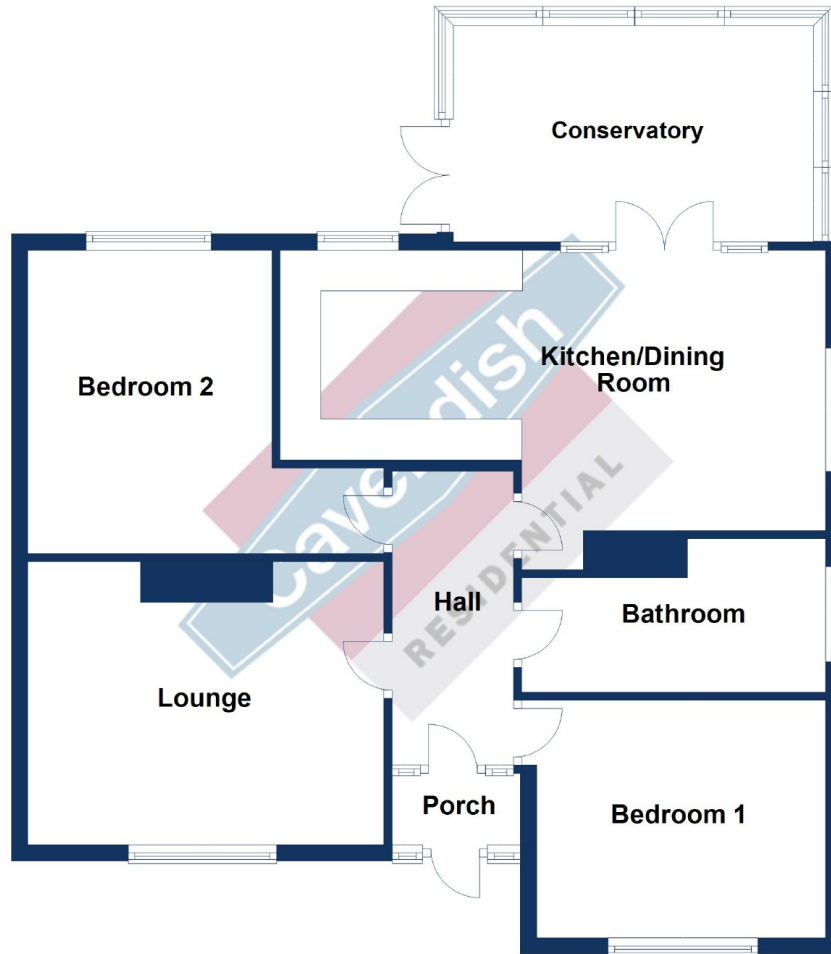
FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

Amended JF



Ground Floor

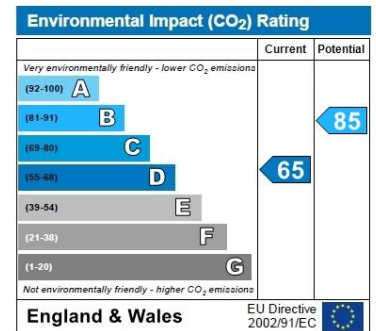
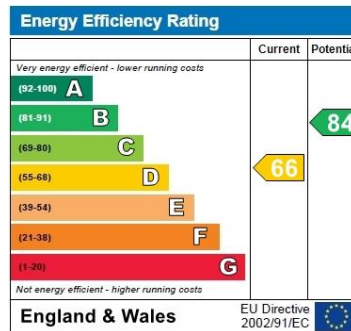


NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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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