

Cavendish

RESIDENTIAL

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Old Aston Hill

Ewloe,
Deeside, Flintshire CH5 3AL

Price
£367,500

STUNNING FAMILY HOME WITH FABULOUS VIEWS A spacious four/five bedroom dormer property providing excellent family accommodation, standing within generous gardens along this noted road, convenient for the motorway network. Offering adaptable accommodation, having benefitted from a large single storey extension to the rear to provide a superb open plan kitchen/family room, it benefits from gas fired central heating and double glazing, and includes a master bedroom with balcony enjoying superb views across surrounding countryside to the Dee Estuary and beyond. The property is presented to a high standard throughout and in brief comprises: spacious reception hall, attractive lounge with feature fireplace and multi-fuel stove, excellent kitchen/family room with oak units and granite worktops, utility room, sitting room/ fifth bedroom, ground floor bedroom and bathroom, first floor landing, master bedroom, two further bedrooms and family bathroom. **INSPECTION HIGHLY RECOMMENDED**

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Old Aston Hill, Ewloe, Deeside, Flintshire CH5 3AL



LOCATION

This attractive family house occupies a convenient position along this popular road of individual homes, located opposite open fields and enjoys superb views over the surrounding countryside and beyond. To the rear is a large fully enclosed garden with an extensive patio and timber garden store. Ewloe is conveniently placed for access to the A55 Expressway and the A494 enabling easy commuting towards Chester, Deeside and the motorway network. There are excellent facilities catering for daily requirements within the vicinity and with the Penarlag C.P. School and secondary schooling available in Ewloe Green and Hawarden.

THE ACCOMMODATION COMPRISES:

Deep front entrance with outside light, part tiled walls and floor, and modern double glazed composite front door to:

RECEPTION HALL

Turned spindled staircase to the first floor with deep storage cupboard beneath, Travertine tiled floor, deep coved ceiling, radiator and white panelled interior doors to all rooms.



LOUNGE

5.49m into bay x 4.22m (18'0" into bay x 13'10")

An attractive room with wide double glazed bay window to the front, further window to the side elevation and feature brick fireplace with matching hearth, exposed beam and freestanding Tiger multi-fuel stove. Deep coved ceiling, tv aerial point, wall light point and two radiators.



SITTING ROOM/FIFTH BEDROOM

3.58m x 3.48m (11'9" x 11'5")

Double glazed window to the front, deep coved ceiling, laminate wood effect flooring and radiator.



KITCHEN/FAMILY ROOM

7.62m x 5.46m overall (25'0" x 17'11" overall)

A spacious open plan room with double glazed windows to the side and rear elevations overlooking the garden and matching french doors leading out to the adjoining patio. The kitchen is fitted with an attractive range of solid oak fronted base and wall units with contrasting solid granite working surfaces with white Belfast style sink with traditional style mixer tap. Feature brick chimney breast with void for Rangemaster gas cooker (available by separate negotiation), glazed display cabinets and integrated Smeg dishwasher. Space for integrated microwave oven and void for American style fridge freezer with plumbing for ice/water. Travertine flooring throughout, recessed lighting, three radiators and tv aerial point.



UTILITY ROOM

2.54m x 2.49m (8'4" x 8'2")

Matching base cupboards to the kitchen with worktops and inset sink unit with mixer tap. Wall mounted Vaillant gas fired central heating boiler, plumbing for washing machine and space for tumble dryer. Continuation of the Travertine flooring, radiator, alarm control panel and double glazed exterior door.



BEDROOM FOUR

3.71m x 3.30m (12'2" x 10'10")

Double glazed french doors overlooking the rear garden, deep coved ceiling, oak effect laminate flooring and radiator.



BATHROOM

2.24m x 2.21m (7'4" x 7'3")

Fitted with a modern white suite and to include a walk-in wet floor shower with full length screen and mains shower unit, panelled bath, wash basin and low flush wc. Fully tiled walls, towel radiator, extractor fan, recessed lighting and double glazed window.



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FIRST FLOOR LANDING

Large velux double glazed roof light and white panelled interior doors.

BEDROOM ONE

5.72m x 3.56m (18'9" x 11'8")

A spacious master bedroom with double glazed french doors to the front leading out to a small balcony with iron balustrade and enjoying superb views over the surrounding fields across to the Dee Estuary and Wirral Peninsula, and also across the Moel Famau in the far distance. Double glazed dormer window to the rear, again with open aspect and partial views across to the Cheshire Plains. Recessed lighting, antique effect laminate flooring, built-in cupboard, tv aerial point and radiator. Internal door to 'Jack and Jill' shared bathroom.



FAMILY BATHROOM

2.49m x 2.49m max overall (8'2" x 8'2" max overall)

Fitted with a modern white suite comprising shaped spa bath with overhead shower and curved screen, traditional style pedestal wash basin and matching low flush wc. Attractive part tiled walls with matching tiled floor, towel radiator and double glazed window with views.



BEDROOM TWO

3.78m x 2.74m extending to 3.51m (12'5" x 9'0" extending to 11'6")

Double glazed dormer window to the rear with distant views, recessed lighting, antique effect laminate flooring and radiator.

OUTSIDE

A brick columned entrance leads to a gravelled driveway providing parking and gated access to additional parking to the side of the property.



DIRECTIONS

From the Agent's Mold Office proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout take the second exit following the signs for Queensferry. Proceed through the next set of traffic lights and up the hill and through the following set of lights in New Brighton. Continue through the traffic lights at Alltani and on reaching the junction with the A55 / A494 thereafter, bear right onto the dual carriageway. After a short distance take the FIRST exit signposted for Buckley. At the roundabout take the second exit onto Aston Hill and follow this road for about 0.25 mile whereupon the property will be found on the right hand side.

FRONT GARDEN

Front lawned garden with established hedging.

REAR GARDEN

To the rear is a large fully enclosed garden which is not directly overlooked and includes a large patio extending across the rear elevation of the property as well additional patio to the top left hand corner. Established hedged boundaries and trees, timber garden store, lights and tap.

VIEWING

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

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

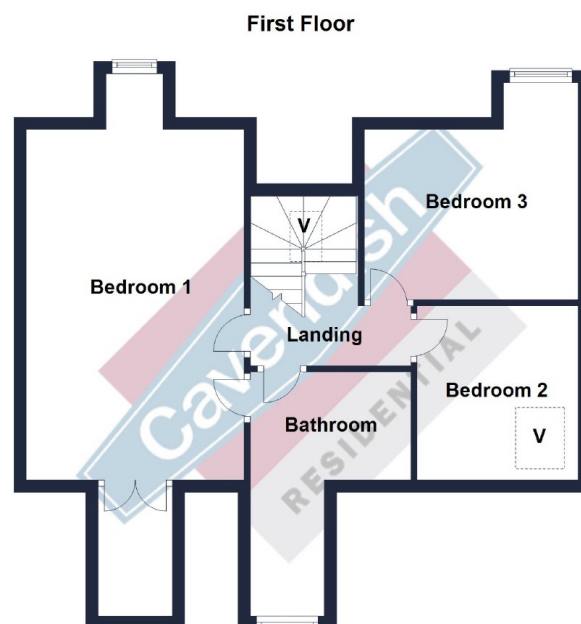
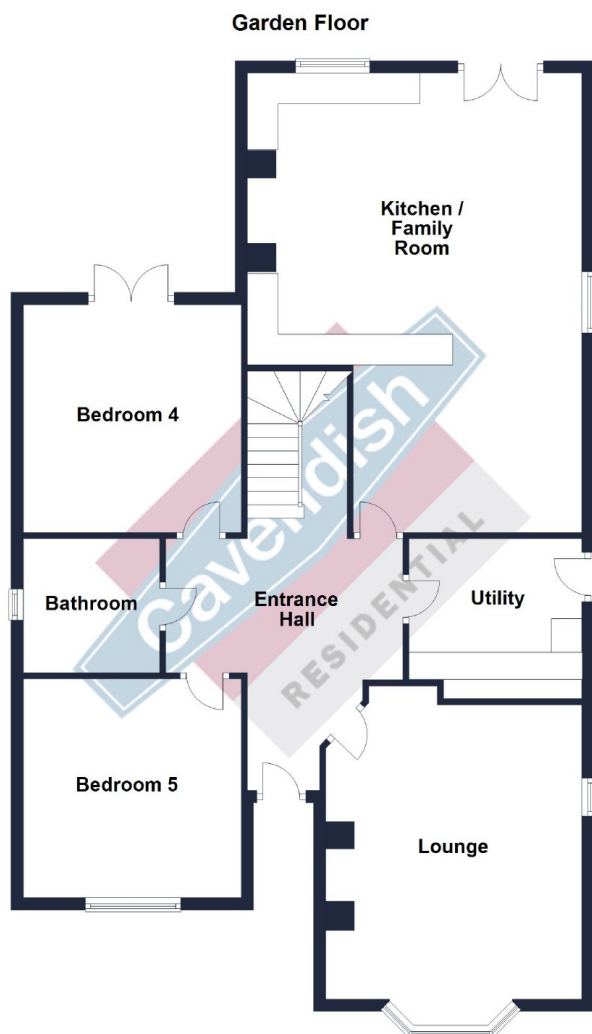
DCW/JF

BEDROOM THREE

2.84m x 2.77m (9'4" x 9'1")

Large velux double glazed roof light, recessed lighting, loft access, antique effect laminate flooring, under eaves storage and radiator.





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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