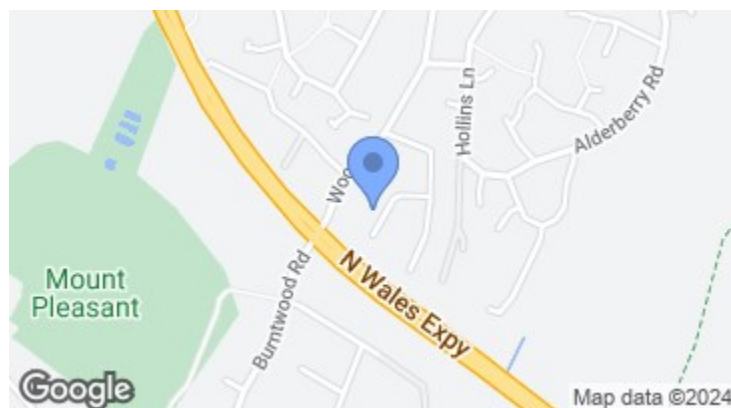


Ground Floor

Approx. 82.5 sq. metres (888.2 sq. feet)



Total area: approx. 82.5 sq. metres (888.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(39-48) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



12 Vale Avenue

Hawarden, Flintshire,
CH5 3LB

Offers Over

£270,000

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

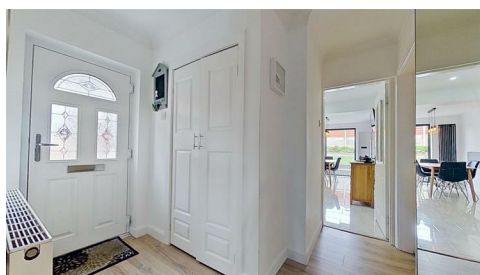
* DETACHED BUNGALOW * CUL-DE-SAC POSITION * CLOSE TO THE SOUGHT AFTER VILLAGE OF HAWARDEN. A well presented three bedroom detached bungalow forming part of a small cul-de-sac close to the village of Hawarden. The accommodation briefly comprises: entrance hall with useful built-in cupboard, living room, open-plan kitchen/dining area with French doors to the garden room, bedroom one, bedroom two, bedroom three and a well appointed shower room. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a gravelled parking area at the front and a raised bed with wooden sleepers. A block paved driveway at the side leads to a single brick-built garage. To the rear the garden has been attractively landscaped with a flagged terrace and fitted bench seating with wooden pergola and steps leading up to a raised lawn with stocked borders and a composite decked seating area.

LOCATION

The historic village of Hawarden is situated some seven miles from Chester and five miles from Mold and is within easy commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorway and the national motorway network. Hawarden provides a post office and a small number of shops serving daily requirements, as well as a number of eating establishments, a dental practice, medical practice, Hawarden Station, chiropodist, coffee shop, pharmacy, and the Glynne Arms. There is also the Hawarden Estate farm shop, Gladstone's Library and a well established golf club which was founded in 1911.

THE ACCOMMODATION COMPRISES:**PORCH**

Recessed open porch with flag step and outside light. Composite double glazed entrance door with decorative double glazed leaded inserts to the entrance hall.

ENTRANCE HALL

Double radiator with thermostat, laminate wood strip flooring, air circulation vent, ceiling light point, smoke alarm, coved ceiling, access to part-boarded loft space with retractable aluminium ladder and light point, and built-in double storage cupboard housing the electrical consumer board and electric meter with shelving and coat hooks. Doors to the kitchen/dining area, living room, bedroom one, bedroom two, bedroom three and shower room.

LIVING ROOM

4.27m x 3.63m (14' x 11'11")



UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, and double radiator with thermostat.

KITCHEN/DINING AREA

6.27m max x 3.00m (207" max x 9'10")



Open-plan kitchen/dining area.

KITCHEN

Fitted with a modern range of cream high gloss fronted base and wall level units incorporating drawers and cupboards with laminated wood effect worktops. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring CDA gas hob with chimney style extractor above, built-in Hotpoint electric fan assisted oven and grill. Plumbing and space for washing machine and slimline dishwasher, recessed LED ceiling spotlights, tiled floor, single radiator with thermostat, and UPVC double glazed window to side.

DINING AREA

2.87m x 2.62m (9'5" x 8'7")



Ceiling light point, tiled floor, contemporary tall radiator, UPVC double glazed picture window overlooking the rear garden, and UPVC double glazed French doors to the garden room.

GARDEN ROOM

2.82m x 2.62m (9'3" x 8'7")



Plastered vaulted style ceiling with ceiling light point, UPVC double glazed windows, tiled floor, double radiator with thermostat, and UPVC double glazed French door to outside.

BEDROOM ONE

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



UPVC double glazed internal window to the garden room, ceiling light point, and double radiator with thermostat.

BEDROOM TWO

3.20m max x 3.02m (10'6" max x 9'11")



UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, and double radiator.

BEDROOM THREE

3.63m x 2.11m (11'11" x 6'11")



UPVC double glazed window to side, coved ceiling, ceiling light point, and double radiator.

SHOWER ROOM

1.93m x 1.65m (6'4" x 5'5")



Modern shower room comprising: walk-in tiled shower enclosure with mixer shower, canopy style rain shower head, extendable shower attachment and glazed shower screen; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC. Fully tiled walls, tiled floor, ceiling light point, tall chrome ladder style towel radiator, mirror fronted medicine cabinet, and UPVC double glazed window with obscured glass.

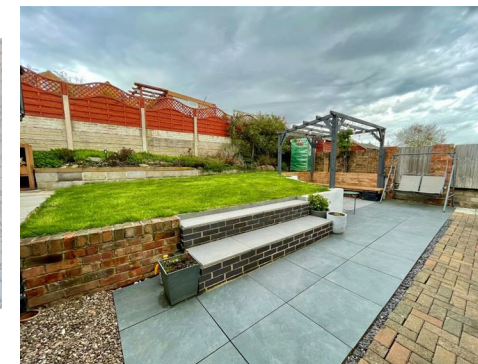
OUTSIDE FRONT

To the front of the property there is a gravelled parking area with raised bed being enclosed by walling with metal railings and hedging. A block paved driveway at the side leads to a single brick-built garage. External gas meter cupboard and outside light. A gated pathway to the right hand side of the bungalow provides access to the rear garden. There is also a gated entry between the bungalow and the garage.

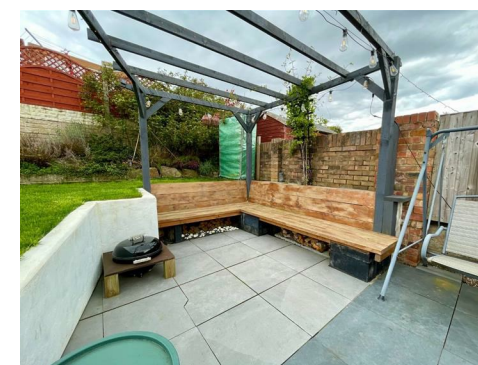
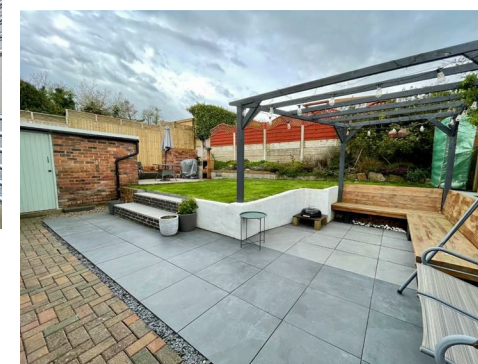
SINGLE GARAGE

5.08m x 2.57m (16'8" x 8'5")

With a remote controlled electric up and over garage door, fluorescent strip light, and side personal door.

OUTSIDE REAR

To the rear the garden has been attractively landscaped with a flagged terrace, raised lawn, composite decked seating area and fitted bench seating with wooden pergola. The garden is enclosed by brick walling and fencing. Outside sensor light.

**DIRECTIONS**

From the centre of Hawarden proceed out of the village along The Highway towards Ewloe and shortly after the Hawarden High School turn left into Wood Lane. Follow Wood Lane and at the T junction turn left which is a continuation of Wood Lane. Then take the second turning left into Woodlands Drive and right into Vale Close. The property will then be found towards the top of the cul de sac on the right hand side.

AGENTS NOTES

* The central heating boiler is located in the loft space.
* Services - we understand that mains gas, water, electricity and drainage are connected.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band E - Flintshire County Council.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

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 contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW