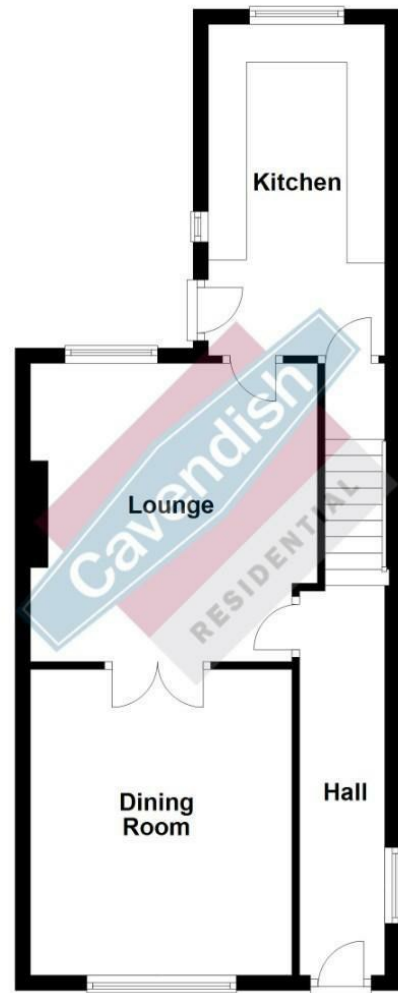
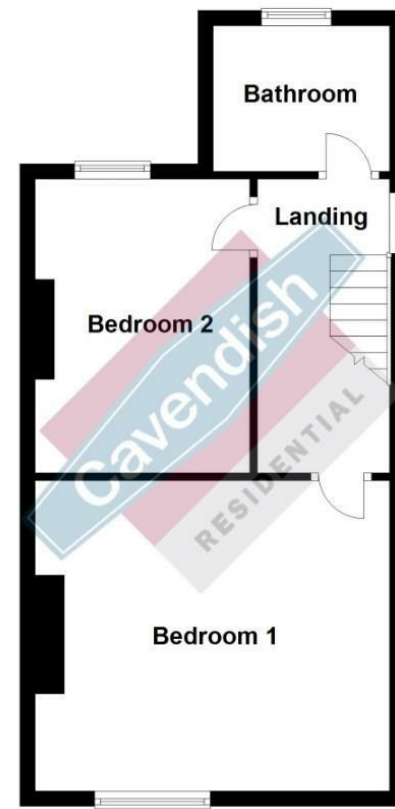


Ground Floor



First Floor



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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(11-20) F	
(1-10) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



**3 Hawthorn Villas Mold Road**  
Ewloe, Deeside, Flintshire, CH5 3AX  
**Price £140,000**

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 Residential.

\*\*\*VIDEO TOUR AVAILABLE\*\*\*  
\*SPACIOUS 2 BEDROOM END TERRACE HOUSE \*TWO RECEPTION ROOMS \*LARGE GARDEN. A spacious two bedroom end-terrace house with two reception rooms and good sized rear garden, occupying a convenient position within this established residential area with direct access onto the A494 and motorway network. Offering ideal accommodation for the first time buyer or investment purchaser, with well proportioned accommodation with modern fitted kitchen with integrated appliances, bathroom, gas fired central heating and double glazing. To the rear is a useful paved courtyard/domestic area with access beyond to a good sized garden with timber decking. In brief the accommodation comprises: reception hall, lounge with feature fireplace, separate dining room, kitchen with integrated appliances and gloss cream fronted units, first floor landing, two good sized bedrooms and modern bathroom.  
\*NO ONWARD CHAIN\*

**LOCATION**

The property forms part of a small row of similar properties located to the centre of Ewloe some five miles from Mold and within a short drive of Buckley town centre, which provides a comprehensive range of shopping facilities catering for most daily needs. There are schools for all ages within walking distance and the area is ideally placed for ease of access onto the motorway network, to Chester and the North Wales coast.

**THE ACCOMMODATION COMPRISES:**

UPVC double glazed front door to:

**RECEPTION HALL**

5.08m x 0.91m (16'8" x 3'0")

Double glazed window to the side elevation with frosted glass, staircase to the first floor, laminate wood effect flooring, telephone point and radiator. Door to the lounge.

**LOUNGE**

3.63m x 3.94m (11'11" x 12'11")



Double glazed window to the rear, light cream coloured fireplace with reconstituted marble inset and hearth and pebble effect fire. TV aerial point, wide plank effect laminate flooring, radiator, wall light points and part glazed twin doors leading to the dining room.



**DINING ROOM**

4.04m x 3.38m (13'3" x 11'1")



Double glazed window to the front, continuation of the wide plank effect laminate flooring, coved ceiling and radiator.



**KITCHEN**

4.37m x 2.31m (14'4" x 7'7")



Fitted with a modern range of gloss cream fronted base and wall units with contrasting dark toned worktops incorporating a breakfast bar and attractive tiled splashback surround. Inset sink unit with preparation bowl and mixer tap. Integrated appliances comprising four-ring gas burner hob, cooker hood and electric oven. Integrated fridge and freezer, and plumbing for washing machine. Double glazed windows to two aspects and matching exterior door. High gloss tiled floor, recessed ceiling lighting, radiator and deep understairs storage cupboard housing a Worcester gas fired central heating boiler.



**FIRST FLOOR LANDING**

Loft access, double glazed window with frosted glass and pine spindled balustrade.

**BEDROOM ONE**

4.52m x 4.09m (14'10" x 13'5")



A spacious main bedroom with double glazed window to the front and radiator.



**BEDROOM TWO**

3.96m x 2.82m (13'0" x 9'3")



A double sized room with double glazed window to the rear and radiator.



**BATHROOM**

2.31m x 1.83m (7'7" x 6'0")



Fitted with a modern white three piece suite comprising panelled bath with mixer shower tap and screen, pedestal wash basin and low flush wc. Fully tiled walls, light toned wood effect laminate flooring, towel radiator, extractor fan and double glazed window with frosted glass.



**OUTSIDE**

Small front garden areas with gated access to the right hand side leading through to an enclosed, walled domestic area with outside lights and access beyond leading through to the garden. We understand the adjoining properties have a pedestrian right of access over the domestic area.

**GARDEN**



To the rear of the property is a good sized lawned garden with raised decked patio area, panelled fencing, established tree, various bushes and concrete sectional store (former garage) in need of significant repair.



**COUNCIL TAX**

Flintshire County Council - Council Tax Band C.

**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 and follow this road out of the town following the signs for Queensferry. Continue straight on at the traffic lights in New Brighton and then first left at the roundabout. Continue at the traffic lights at Alltarn and after half a mile thereafter and on joining the junction with the A494/A55 bear right onto the dual carriageway and then take the next left handed turning for Ewloe/Buckley. On reaching the roundabout take the first left following the signs for Buckley, whereupon the property will be found after a short distance on the left hand side, just after the social club.

**AML**

ANTI MONEY LAUNDERING REGULATIONS  
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**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 Agent's Mold Office 01352 751515.

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

DCW/JF