

6 Swallowfields, Ffrith, Wrexham, Flintshire, LL11 5LJ

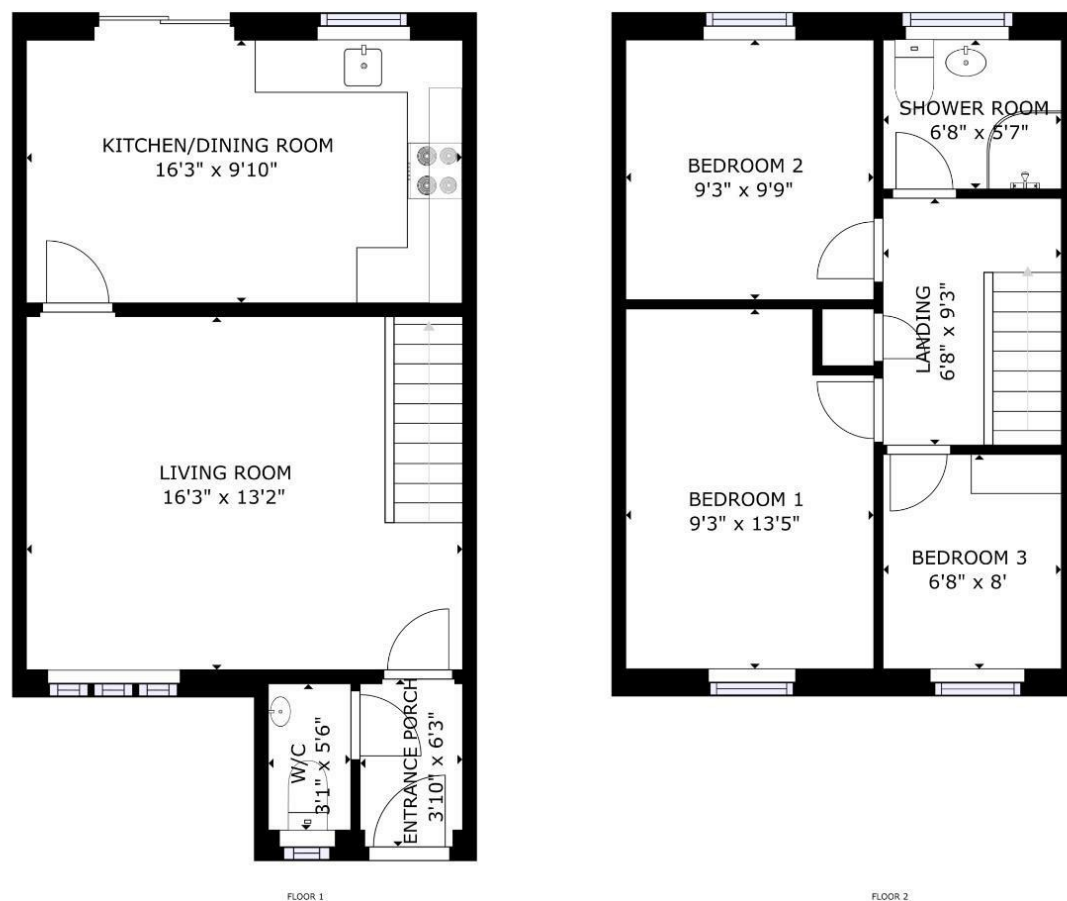
Cavendish
ESTATE AGENTS

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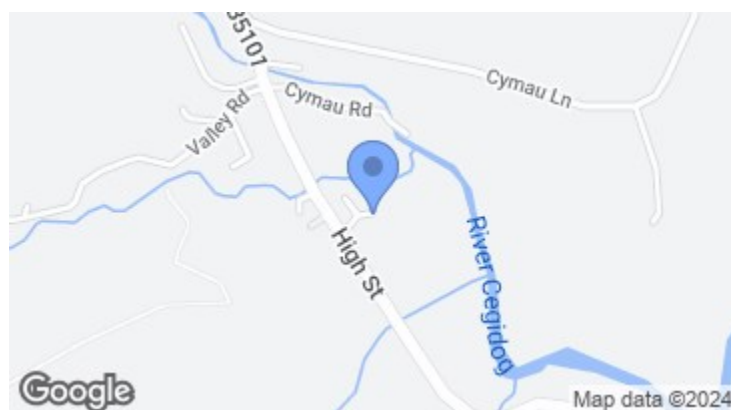
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www.cavendishproperties.co.uk



GROSS INTERNAL AREA
FLOOR 1: 442 sq ft, FLOOR 2: 398 sq ft
TOTAL: 840 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(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	
(81-91) A	79
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
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Not environmentally friendly - higher CO ₂ emissions	
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Ffrith, Wrexham, Flintshire,
LL11 5LJ

Price
£200,000

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

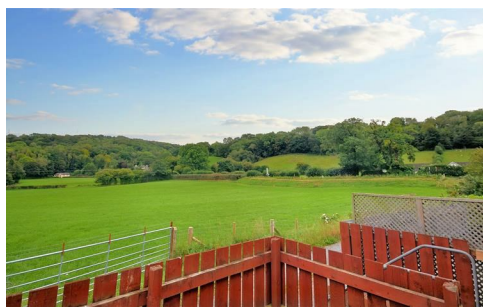
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.

A MODERN THREE BEDROOM SEMI DETACHED HOUSE occupying an attractive position on the fringe of this small village community with far reaching views to the front over the valley and surrounding hillside. Dating from 2003, the property forms part of a small cul de sac development and benefits from oil fired central heating system and double glazing and in brief provides; reception hall, cloakroom/WC, living room, open plan kitchen diner with range of integrated appliances, first floor landing, three bedroom and modern shower room. Front and rear garden areas and designated parking for two cars. No onward chain.



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LOCATION

Ffrith is a small rural village located in a secluded setting some 2 miles from Cymau and Llanfynydd. Whilst enjoying an idyllic rural environment the village is within easy reach of the towns of Wrexham, Mold and Chester, There are shops catering for daily requirements in the village of Caergwrle some 3 miles distant.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

UPVC double glazed front door to reception hall.

RECEPTION HALL

1.17m x 1.91m (3'10" x 6'3")



Tiled floor, stained panelled interior doors to the cloakroom/WC and living room.

CLOAKROOM/WC

0.94m x 1.68m (3'1" x 5'6")



Fitted with a white suite comprising wash hand basin with tiled splashback and low flush WC. Tiled floor, radiator and double glazed window.

LIVING ROOM

4.95m x 4.01m (16'3" x 13'2")



Double glazed window to the front with pleasing views over the surrounding countryside, light oak effect laminate flooring, double panelled radiator and spindled staircase to the first floor. Internal door leading through to kitchen diner.

**KITCHEN DINER**

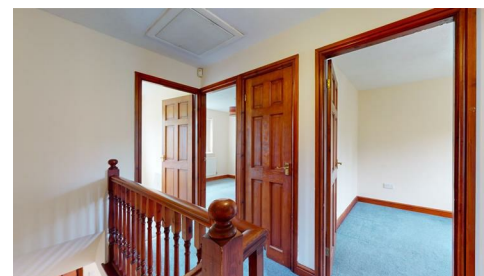
4.95m x 3.00m (16'3" x 9'10")



Fitted with a range of light wood effect fronted base and wall units with contrasting dark toned work surfaces with inset stainless steel sink unit with mixer tap and tiled splashback. Integrated appliances comprising electric hob, cooker hood and single electric oven beneath. Void and plumbing for washing machine, wall mounted oil fired central heating boiler, double glazed window, double panelled radiator and double glazed patio door providing access to the garden.

**FIRST FLOOR LANDING**

2.03m x 2.82m (6'8" x 9'3")



Radiator, loft access, airing cupboard with hot water cylinder tank and slatted shelving and panelled interior doors lead to all rooms.

BEDROOM ONE

2.82m x 4.09m (9'3" x 13'5")



Double glazed window to the front with far reaching views over the valley, TV aerial point and radiator.

**BEDROOM TWO**

2.82m x 2.97m (9'3" x 9'9")



A double sized room with double glazed window overlooking the rear garden, TV aerial point and radiator.

BEDROOM THREE

2.03m x 2.44m (6'8" x 8'0")



Double glazed window to the front with views and radiator.

SHOWER ROOM

2.03m x 1.70m (6'8" x 5'7")



Fitted with a white suite comprising corner shower cubicle with mains shower valve, pedestal wash basin and low flush WC. Part tiled walls, wood effect flooring, double glazed window with frosted glass and extractor fan.

OUTSIDE

The property is located to the far end of this small established cul de sac and enjoys a pleasant setting overlooking fields to the front and across to the surrounding hillside. Steps lead up to a small front

garden area with brick walling and with access to the side of the house leading through to the rear garden.

REAR GARDEN

To the rear is a good sized enclosed garden area with paved patio area and oil tank.

**PARKING**

Designated parking for two cars on the right hand side of the cul de sac.

DIRECTIONS

From Mold take the A514 Wrexham Road and after approximately three miles and on entering Pontblyddyn take the right handed turning after the petrol station onto the A5104 Corwen Road. Follow this road up the hill and through Pontybodkin and on reaching the periphery of Treuddyn turn left onto the A5101 Llanfynydd/Ffrith Road. Follow this road through Llanfynydd village and thereafter into Ffrith. Proceed through the village centre whereupon Swallowfields is the last turning on the left. The property will be found set back on the right to the head of the cul-de-sac.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax band C

AML

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.

DW/PMW

Amended NAD.