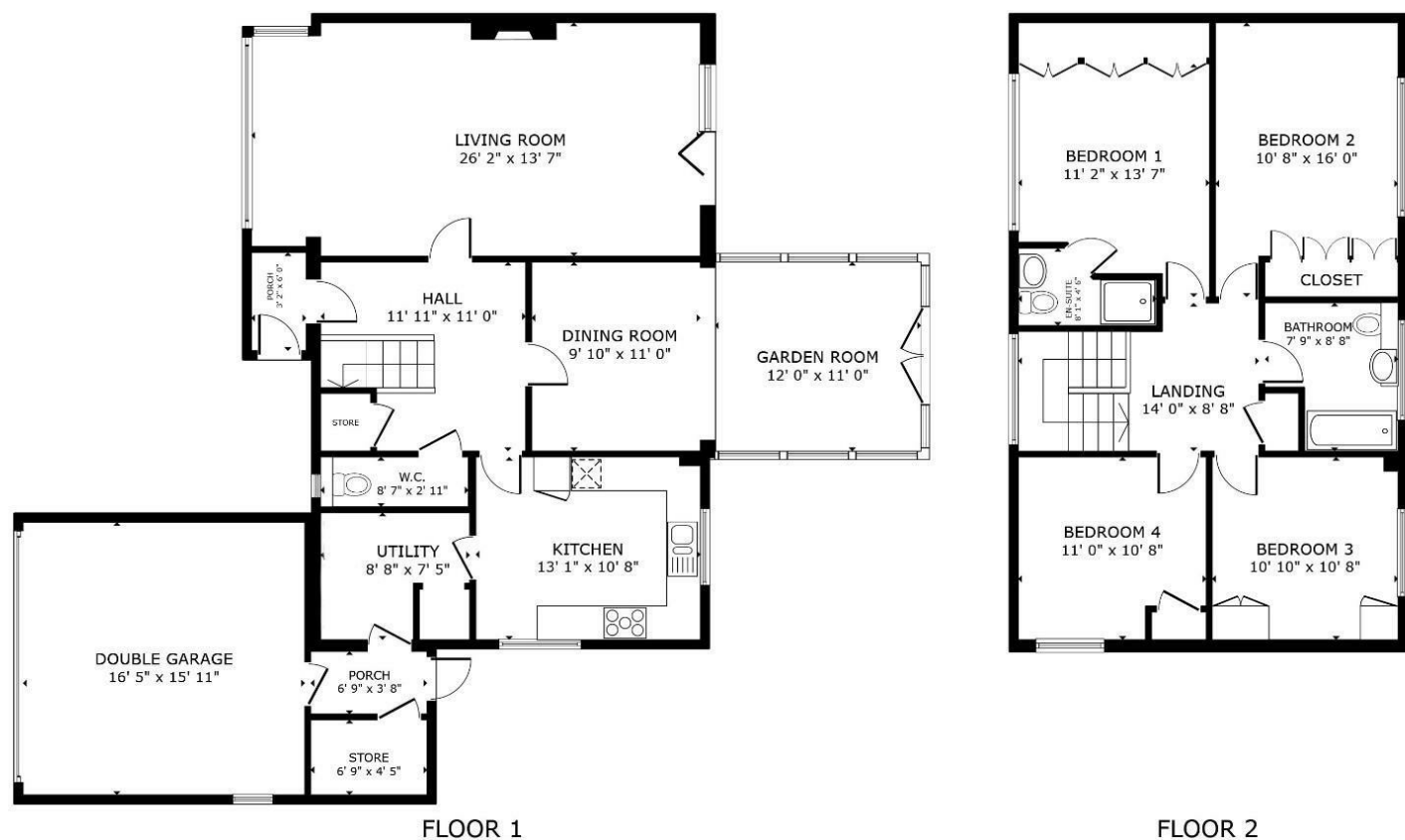


Cartref, 33 Ffordd Y Llan, Cilcain, Flintshire, CH7 5NH



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 943 sq.ft. FLOOR 2 795 sq.ft.
 EXCLUDED AREAS : GARDEN ROOM 132 sq.ft. DOUBLE GARAGE 261 sq.ft.
 TOTAL : 1,737 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	61	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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Cartref, 33 Ffordd Y Llan
 Cilcain, Flintshire
 CH7 5NH

Price
£485,000

STANDING WITHIN LARGE MATURE GARDENS ON THE PERIPHERY OF THIS NOTED AND MUCH SOUGHT AFTER VILLAGE WITH VIEWS OVER THE SURROUNDING COUNTRYSIDE, a spacious and well appointed four bedroom detached family house with integral double garage. Occupying an enviable position with views to the rear together with ample off road parking and an integral double garage with roller door. Benefiting from replacement UPVC double glazed windows and an air source heating system with solar PV panels designed to reduce running costs. The well presented accommodation in brief comprises entrance porch, reception hall with turned staircase, cloakroom/WC, spacious dual aspect living room with feature fireplace and bi fold doors to the garden, a large dining/garden room, fitted kitchen with integrated Bosch appliances, utility room with adjoining rear porch with pantry/store cupboard, first floor landing, bedroom one with fitted Sharps wardrobes and ensuite shower room, three further double size bedrooms and family bathroom. INSPECTION HIGHLY RECOMMENDED.

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.

LOCATION



This spacious property occupies an attractive position on the outskirts of the village and stands within large well maintained gardens which have been developed over many years to provide a delightful setting. A particular feature are the fine views to the rear over surrounding countryside and across Clwydian Hills. Cilcain is a popular rural community set in the heart of Flintshire and within 1.5 miles of the Clwydian Country Park, ANOB, a paradise for keen walkers, mountain biking and horse riding. The village is centred around the popular White Horse Inn and provides a mix of traditional country homes and modern family homes. There is a community shop, church, bowling green and primary school in the village, whilst the county town of Mold, some 6 miles distant, has a comprehensive range of shops, a twice weekly market, two secondary schools and leisure facilities. The area is ideally placed for easy access to centres of employment at Chester (19 miles), Wrexham (16 miles) and Deeside.

THE ACCOMMODATION COMPRISES

Wide covered front entrance with light point and modern woodgrain effect double glazed composite panelled door to entrance porch

ENTRANCE PORCH

0.97m x 1.83m (3'2" x 6')

Coved ceiling and oak panelled interior door leading to reception hall.

RECEPTION HALL

3.63m x 3.35m (11'11" x 11')



Turned staircase to the first floor accommodation with deep storage cupboard beneath, oak engineered flooring, coved ceiling, radiator with cover.

CLOAKROOM/WC

2.62m x 0.89m (8'7" x 2'11")



Comprising low flush WC and wash hand basin with mixer tap. Half tiled walls, tiled floor, double glazed window with frosted glass.



DIRECTIONS

From the Agent's Mold Office continue up the High Street to the traffic lights, turning right onto King Street and upon reaching the roundabout take the first exit onto the A541 signposted Denbigh. Continue out of Mold and follow the road for approximately 5 miles, passing through the villages

of Rhydymwyn and Hendre, and thereafter turn left signposted for Cilcain. Follow the road until reaching Cilcain and on entering the village the property will be found set back on the righthand side.

AGENTS NOTES

A Radon Test has been undertaken at the property. A copy of the report is available for inspection at the Agent's Mold office or via the vendors.

TENURE

The property is Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band G

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.

VIEWING

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

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

DW/PMW

FAMILY BATHROOM

2.36m x 2.64m (7'9" x 8'8")



A modern well appointed family bathroom with fully tiled walls and fitted cabinet comprising shaped bath with electric shower and screen, semi recessed wash basin with white cabinet beneath and low flush WC with concealed cistern. Attractive fully tiled walls, vinyl floor covering, towel radiator, recessed ceiling lighting, extractor fan, double glazed window with frosted glass.

OUTSIDE

The property is set well back from the road and is approached over a wide block paved drive providing ample off road parking as well as access to the integral double garage. An additional parking bay for caravan/motorhome is located to the lower part of the drive.

FRONT GARDEN



A well maintained front lawned garden area with gravel and shrubbery borders with various established shrubs and

bushes. Gated access extends to the side of the property leading through to the rear garden.

DOUBLE GARAGE

5.00m x 4.85m (16'5" x 15'11")

A large integral double garage with electric roller door, power and light installed and internal door to the rear porch. Small high level single glazed window and electricity meters.

REAR GARDEN



A particular feature are the extensive and well maintained gardens which enjoy a private setting with splendid views over the surrounding countryside. The gardens include deep and particularly well stocked shrubbery borders and large natural stone paved patio area extending across the rear elevation. In addition there is a timber garden shed, aluminium framed greenhouse, outside security light and tap. To the upper part of the garden are barked and gravelled flower beds, a vegetable garden as well as an additional timber garden shed. An air source heat pump is located to the side of the house.



LIVING ROOM

7.98m x 4.14m (26'2" x 13'7")



A spacious dual aspect room with a wide double glazed bay window to the front with views over the village and further triple double glazed bi fold doors to the rear elevation overlooking the garden and across to the surrounding countryside. Deep coved ceiling, feature reconstituted marble style fireplace and hearth with coal effect LPG fire, two large modern panelled radiators and TV aerial point.



DINING/GARDEN ROOM

6.40m max x 3.35m (21'10" max x 11')



A spacious open plan room combining dining and seating areas with double glazed windows and matching French doors overlooking the garden and across the surrounding countryside. Tiled floor, vaulted ceiling with recessed lighting to the garden room area, covered radiator.



KITCHEN BREAKFAST ROOM

3.99m x 3.25m (13'1" x 10'8")



Fitted with a modern range of light cream fronted base units

with contrasting wood block effect work surfaces with a stainless steel sink unit with preparation bowl and mixer tap. Matching wood block effect upstands and range of integrated appliances comprising Bosch five gas burner (LPG) hob with matching cooker hood above, electric oven, microwave. Two double glazed windows with views over the garden, coved ceiling, double panelled radiator, vinyl wood effect flooring. Internal door to utility room.



BEDROOM ONE

3.40m x 4.14m into recess (11'2" x 13'7" into recess)



Wide double glazed window to the front with views over the surrounding properties to open countryside beyond, modern range of fitted wardrobe units to one wall by Sharps with oak style door fronts, hanging rails, shelving and internal drawers. Coved ceiling, radiator.



EN SUITE

2.46m x 1.37m max (8'1" x 4'6" max)



Comprising shower enclosure with mains shower valve and glazed screen, pedestal wash basin and low flush WC. Part tiled walls, chrome towel radiator, recessed ceiling lighting.

BEDROOM TWO

3.25m x 4.88m max into recess (10'8" x 16' max into recess)



Double glazed window to the rear with views over the garden and surrounding hillside, laminate wood effect flooring, range of fitted wardrobe units to one wall, radiator.



BEDROOM THREE

3.30m x 3.25m max (10'10" x 10'8" max)



A double size room with double glazed window to the rear with views, range of fitted wardrobe units and radiator.

BEDROOM FOUR

3.35m x 3.25m (11' x 10'8")



Double glazed window to the side elevation, laminate wood effect flooring, radiator, built in shelved cupboard.

UTILITY ROOM

2.64m x 2.13m overall (8'8" x 7'52" overall)

Plumbing for washing machine and dishwasher, space for fridge/freezer, tumble dryer. Double wall cupboards, continuation of the wood effect vinyl floor covering, extractor fan, UPVC double glazed internal door and window to rear porch.

REAR PORCH

2.06m x 0.91m (6'9" x 3')

UPVC double glazed exterior door to the garden, tiled floor, internal door to the garage, access to a large walk in pantry/store room, 6'9" x 4'5" with light point.

FIRST FLOOR LANDING

A spacious landing with a double glazed window to the front, loft access, built in cupboard housing a modern pre lagged pressurised hot water cylinder tank. Pine panelled interior doors lead to all rooms.