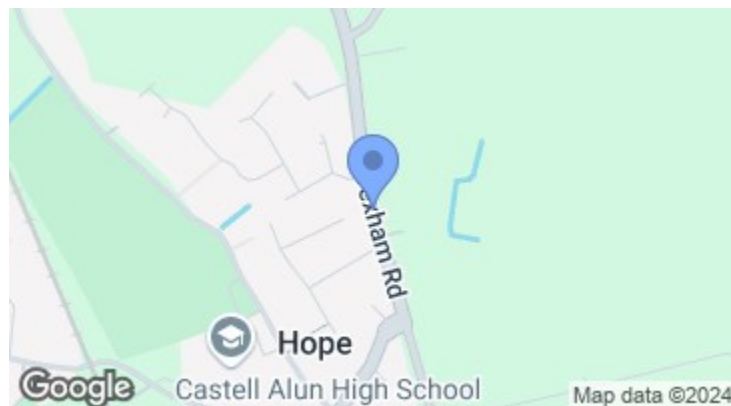


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,094 sq.ft.
TOTAL : 1,094 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
	78
23	

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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
(82 plus) A
(61-91) B
(49-80) C
(35-68) D
(21-54) E
(11-38) F
(1-20) G
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Fairfield Wrexham Road

Hope, Wrexham, Flintshire,
LL12 9ND

Price
£285,000

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.

A WELL PROPORTIONED THREE BEDROOM DETACHED BUNGALOW WITH TWO RECEPTION ROOMS, CARPORT AND GARAGE, standing in large mature gardens, extending to approximately 0.2 acres, on the periphery of this popular and convenient village location with uninterrupted views to the rear over surrounding countryside. Offering spacious accommodation centred around a large reception hall and benefitting from oil fired central heating and double glazing. The property affords scope for a programme of modernisation and possible extension, subject to planning approval and in brief provides; enclosed front entrance porch, reception hall, spacious living room with open fire grate and views across to the village church, separate dining room, kitchen, three good sized bedrooms and bathroom. Gravelled driveway for several cars, carport and garage with adjoining workshop. Extensive side garden, well screened from the road with far reaching views over surrounding countryside. No onward chain.



LOCATION



The property is located on the fringe of this popular village, bordering fields to the rear and is ideally placed for easy access to the larger centres of employment at Wrexham, Chester and Mold. The A55 Expressway at Dobshell is within a few minutes' drive enabling access throughout the region and linking with the motorway network beyond. The village is centred around the parish church and local schools include the noted secondary school Castell Alun. A shop in the village serves daily needs.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE PORCH

UPVC double glazed twin doors to entrance porch, quarry tiled floor, glazed inner door to reception hall.

RECEPTION HALL



A spacious reception hall with wall light points and two panelled radiators.

LIVING ROOM

4.24m x 5.51m (13'11" x 18'1")



Double glazed bay window to the front with views across to the village church and Hope Mountain in the far distance. Further double glazed French doors to the side gable, tiled fireplace and hearth with open fire grate, parquet woodblock flooring, TV aerial point, two radiators and two wall light points.



DINING ROOM

3.63m x 3.15m (11'11" x 10'4")



Double glazed windows to the side and rear elevations with views across surrounding countryside to the rear, radiator, inset Parkray multifuel stove and internal door leading through to the kitchen.



KITCHEN

2.82m x 4.72m (9'3" x 15'6")



Fitted with a range of oak fronted base and wall units with breakfast bar and part tiled walls. Inset sink unit with mixer tap, glazed display cabinet, void for electric oven and plumbing for washing machine. Pine clad ceiling, wide double glazed window to the rear with views and UPVC double glazed exterior door.



BEDROOM ONE

3.71m x 3.96m (12'2" x 13')



Double glazed bay window to the front with views, two wall light points and radiator.

BEDROOM TWO

2.74m x 3.81m (9' x 12'6")



A double size room with double glazed windows to the side and rear elevations, radiator and wall light points.



BEDROOM THREE

3.05m x 2.44m (10' x 8')

Double glazed window to the rear, radiator and wall light points.

BATHROOM

2.51m x 2.08m (8'3" x 6'10")

Fitted with a coloured suite with shower over bath comprising panelled bath, pedestal wash basin and low flush WC. Matching fully tiled walls, cork tiled floor, double glazed window with frosted glass, radiator, airing cupboard with hot water cylinder tank and loft access.

OUTSIDE



Large timber double gates lead to a gravelled driveway which extends to the front and side of the property providing off road parking for a number of cars as well as access to the carport and garage located to the rear.

GARDENS



Well established gardens extend predominately to the left hand side of the property with a large lawn bounded to the frontage by mature beech hedge. Further conifer hedging extends to the side and rear boundaries with far reaching views to the rear over adjoining fields and beyond. Externally mounted oil fired central heating boiler. Patio areas to the rear of the property and outside tap.



CARPORT

GARAGE

5.00m x 3.00m (16'5" x 9'10")

Twin timber doors, single glazed window, side door, power and light installed. Attached garden workshop to the rear.

DIRECTIONS

From the Agent's Mold Office proceed down Chester Street to the roundabout turning right onto Chester Road. On reaching the main roundabout take the third exit signposted for Wrexham. Continue for a short distance turning left signposted for Penymynydd and follow the road to the roundabout on the outskirts of Penyffordd and turn right for Wrexham. Continue over the next roundabout and follow the road towards Hope and on entering the village the property will be found on the left next to the Hope Car Centre.

TENURE

Believed to be Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band E

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

Amended NAD