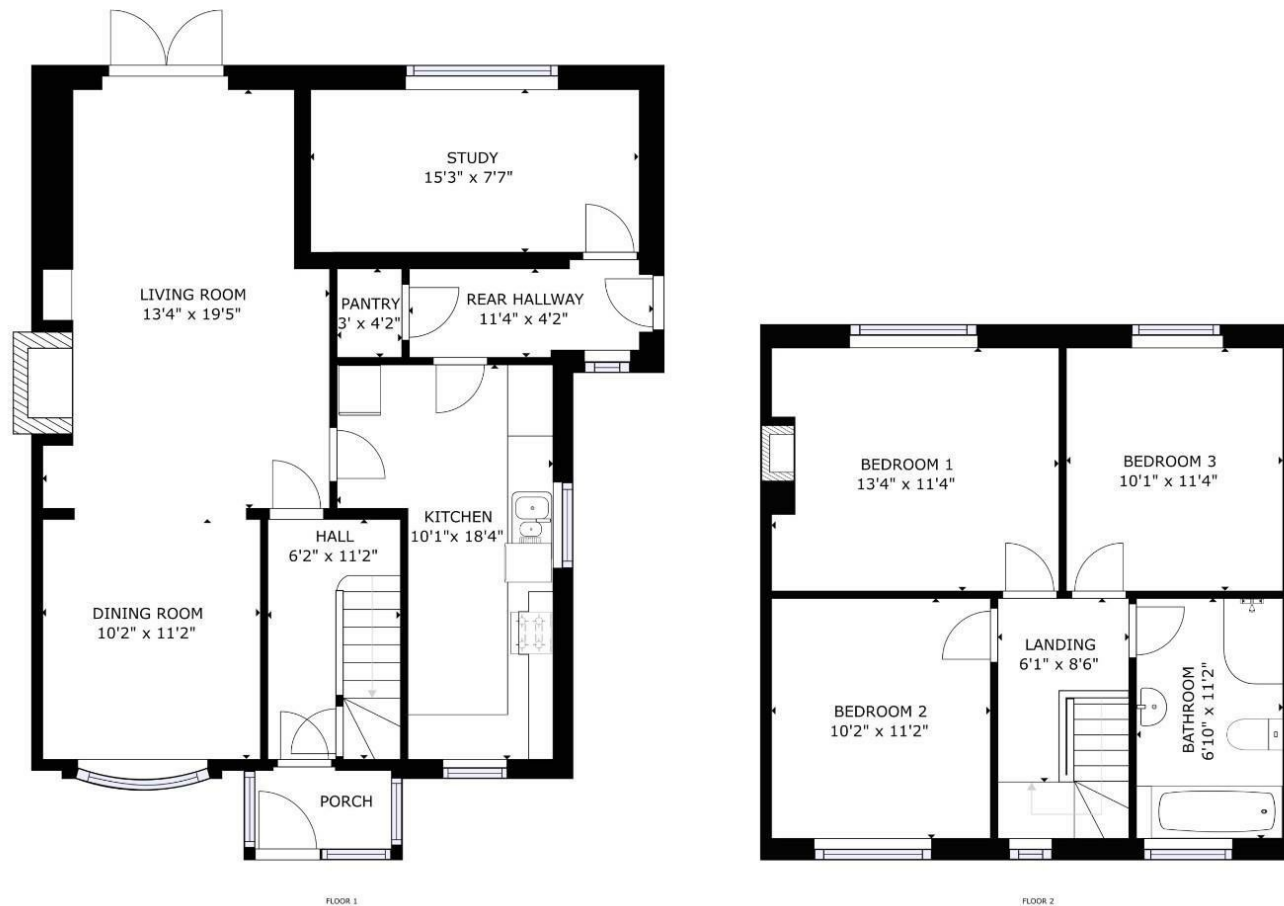


2 Fernbank Level Road, Hawarden, Deeside, Flintshire, CH5 3JR



GROSS INTERNAL AREA  
FLOOR 1: 825 sq ft, FLOOR 2: 565 sq ft  
EXCLUDED AREAS: PORCH: 24 sq ft  
TOTAL: 1390 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**2 Fernbank Level Road**  
Hawarden, Deeside, Flintshire  
CH5 3JR

**Offers Over**  
**£335,000**

A GREATLY EXTENDED AND MUCH IMPROVED THREE BEDROOM TRADITIONAL SEMI DETACHED HOUSE WITH GARAGE, standing in large mature gardens to the upper part of this noted road on the periphery of Hawarden village. Affording immaculately presented accommodation having benefited from a comprehensive programme of refurbishment in recent years. The spacious interior includes an out built front entrance porch, reception hall, an impressive living room with feature Victorian style fireplace and French doors to the garden, dining room, well appointed kitchen with integrated appliances, rear hallway with walk-in pantry and large study/hobby/play room. To the first floor there are three double size bedrooms and a spacious modern family bathroom with four piece suite. Delightful rear garden, not directly overlooked, with extensive stone patio, well stocked shrubbery borders and covered decked patio. Ample parking for several cars and larger than average garage (18'2" x 12'10") with work bench. Gas fired central heating and double glazing. VIEWING HIGHLY RECOMMENDED.

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ

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## LOCATION



This attractive family home occupies a convenient position along this minor road on the periphery of Hawarden village. There is a convenient store nearby whilst Hawarden provides a small range of shops serving daily needs, several popular eating establishments and noted schools for all ages. The village is some seven miles from Chester, five miles from Mold and is within easy commuting distance of the Wirral, Merseyside, Manchester and North Wales coast via the A55 and the M53 motorways. There is also a local train station in the village which provides a service between Wrexham and Bidston with connection thereafter to Liverpool and the Broughton Retail Park is within a short drive, providing a range of shops including supermarkets, restaurants and cinema complex.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE PORCH

UPVC double glazed panelled front door to entrance porch, double glazed windows, quarry tile floor and glazed inner door to reception hall.

## RECEPTION HALL

3.30m x 1.80m (10'10" x 5'11")



White spindled staircase to the first floor with pine handrail and newel post, storage cupboard beneath, deep coved ceiling, wall light point and radiator.

## LIVING ROOM

5.82m x 3.99m (19'1" x 13'1")



A spacious extended room with double glazed French doors to the rear overlooking the garden, out built chimney breast with decorative feature Victorian style fireplace with tiled insert and polished granite hearth. Coved ceiling, wall light points, fitted cupboard and shelving into alcove and two panelled radiators. Opening to dining room.

## DIRECTIONS

From Mold continue through New Brighton joining the A494 and onto the A55 Expressway in the direction of Queensferry. Take the second exit signposted Buckley and at the roundabout take the fourth exit for Hawarden and at the mini roundabout turn left onto The Highway passing the Post Office on the right hand side. Turn right onto Wood Lane, and continue for a short distance, bearing left onto Level Road whereupon the property will be found towards the upper part of the road on the right hand side.

## TENURE

Understood to be Freehold

## COUNCIL TAX

Flintshire County Council - Tax Band D

## 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

**OUTSIDE**



mature hedging to the boundaries and deep well stocked borders. To the rear of the garage is a covered decked patio area with balustrade. A paved pathway extends to the right hand side, a selection of blossom trees and a children's play area to the top left hand corner of the garden.



The property is located to the upper part of this sought after road and is approached over a wide brick paved entrance affording off road parking for several cars as well as access to the garage. A neat lawned garden extends to the front with a central pathway, mature hedging and well stocked barked shrubbery borders. Outside light and tap. Gated access to the side of the garage leads through to the rear garden.

**GARAGE**

5.54m x 3.66m (18'2" x 12'10")

A large single garage with modern up and over door, service pit, single glazed window, work bench, power and light installed and side door to the garden.

**REAR GARDEN**



To the rear is a delightful garden, not directly overlooked, with a natural stone patio area extending across the rear elevation of the house. Steps lead up to a lawned area with



**KITCHEN**

5.46m x 1.96m extending to 2.97m (17'11" x 6'5" extending to 9'9")



**DINING ROOM**

3.33m x 3.00m (10'11" x 9'10")



Double glazed window to the front, ample space for a table for six people, coved ceiling and radiator.

A spacious and well lit 'dual' aspect room fitted with a range of cream fronted cupboard units with brushed stainless steel handles and composite wood effect work surfaces with matching upstands. Inset stainless steel sink unit with preparation bowl and mixer tap. Range of integrated appliances comprising; Neff stainless steel four gas burner hob with extractor hood and Neff electric double oven beneath. Void and plumbing for washing machine, Wood effect flooring, radiator, space for fridge/freezer, recessed ceiling lighting and built in cupboard housing a Vaillant gas fired central heating boiler.



REAR HALLWAY



UPVC double glazed exterior door to a covered passageway. Double glazed window, wall panelling, recessed ceiling lighting, coat hooks and deep walk in pantry cupboard with light and shelving.

**STUDY**

4.55m x 2.24m (14'11" x 7'4")



A versatile room with double glazed window overlooking the garden, deep coved ceiling, radiator and two wall light points.



FIRST FLOOR LANDING



Double glazed window to the front, picture rail, loft access and traditional pine panelled interior doors to all rooms.

**BEDROOM ONE**

3.35m x 3.99m (11' x 13'1")



Double glazed window overlooking the garden, decorative Victorian style fireplace with tiled hearth, picture rail and radiator.

**BEDROOM TWO**

3.35m x 3.00m (11' x 9'10")



A double size room with double glazed window to the front, picture rail, inbuilt Hamonds wardrobe and radiator.

**BEDROOM THREE**

3.35m x 2.90m (11' x 9'6")



A double size room with double glazed window overlooking the garden, picture rail and radiator.

**FAMILY BATHROOM**

3.33m x 2.01m (10'11" x 6'7")



A spacious and well appointed bathroom with four piece suite comprising tiled panelled bath with mixer shower tap, large corner shower cubicle with mains shower valve, pedestal wash basin and low flush WC. Attractive part tiled walls, decorative vinyl flooring, shaver point, recessed ceiling lighting, coved ceiling, extractor fan, radiator and double glazed window with frosted glass.

