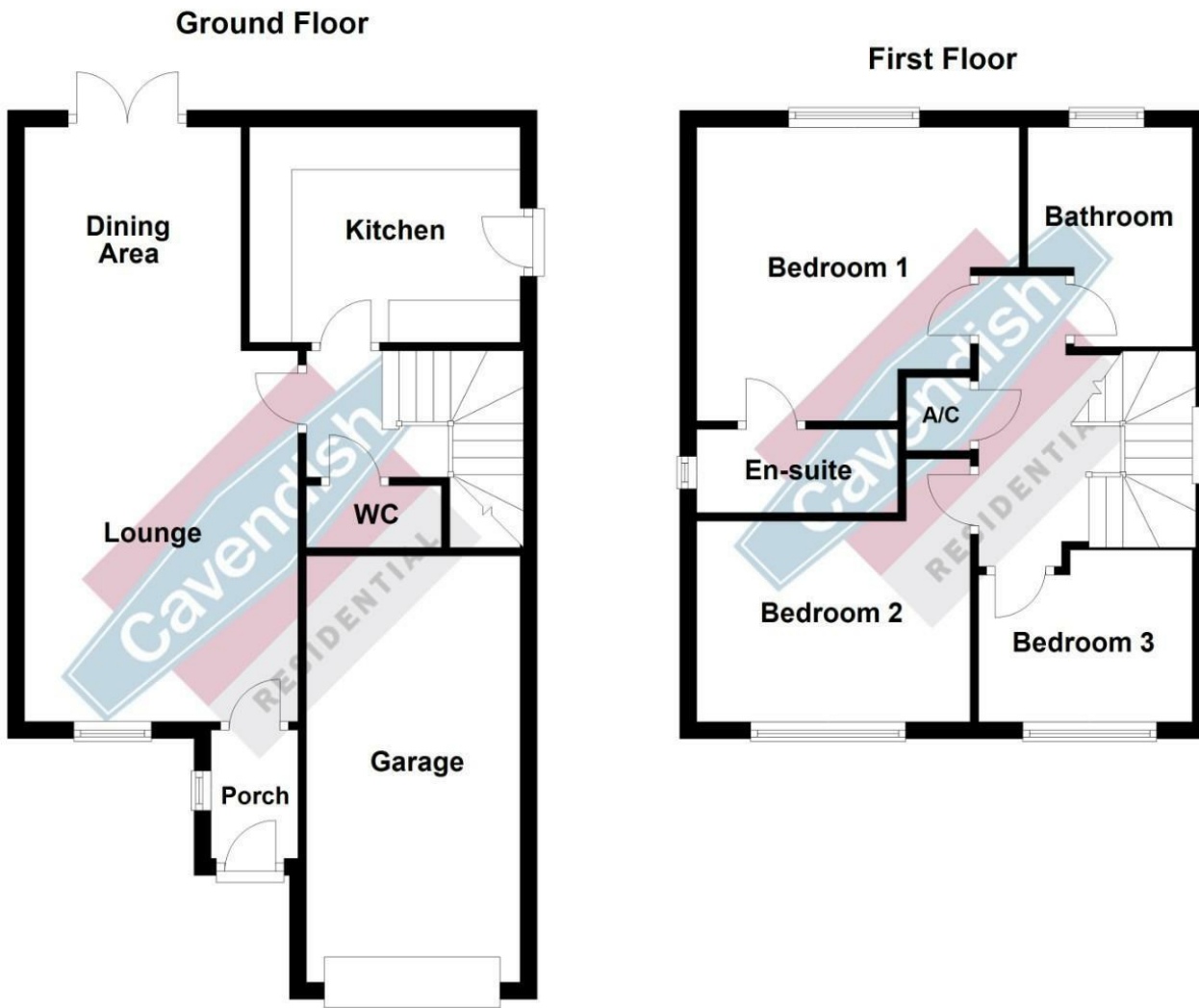


45 Briarwood Road, Ewloe, Deeside, Flintshire, CH5 3BU



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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		
(82 plus) A		
(61-91) B		
(69-90) 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	

Cavendish
ESTATE AGENTS

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

Tel: 01352 751515

Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



45 Briarwood Road
Ewloe, Deeside, Flintshire,
CH5 3BU

Offers Over
£260,000

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 appointed three bedroom detached house with integral garage and good size garden overlooking open fields to the rear. Situated to the head of this established development with easy access onto the A494 and motorway network. Dating from 2012, the property provides well proportioned accommodation, ideal for a young family, with new floor coverings since 2022, a refurbished en-suite and updated bathroom. Benefiting from gas fired central heating and double glazing, and in brief providing: reception hall, through lounge/dining room with engineered oak flooring and french doors to the garden, inner hall, cloakroom/wc, fitted kitchen with range of integrated appliances, first floor landing, master bedroom with views across surrounding fields and with en suite shower room, two further good sized bedrooms and family bathroom. Double width drive, integral garage and enclosed rear lawned garden. *NO ONWARD CHAIN*



www.cavendishproperties.co.uk

LOCATION

Ewloe is conveniently placed for access to the A55 Expressway and the A494 enabling easy commuting towards Chester, Deeside and the motorway network. There are excellent facilities catering for daily requirements within the vicinity and with the Penarlag C.P. school and secondary schooling available in Ewloe Green and Hawarden.

THE ACCOMMODATION COMPRISES:

Double glazed panelled door to:

ENTRANCE HALL

1.52m x 1.02m (5'0" x 3'4")

Radiator and small double glazed window. White panelled interior door leads through to the through lounge/dining room.

THROUGH LOUNGE/DINING ROOM

7.01m x 3.23m reducing to 2.57m (23'0" x 10'7" reducing to 8'5")



A spacious open plan room with double glazed window to the front and matching french doors to the rear providing access to the garden. TV and telephone points, engineered oak flooring and two radiators. Internal door to the inner hallway.

**INNER HALLWAY**

Turned white spindled staircase to the first floor, radiator and white panelled interior doors.

CLOAKROOM/WC

1.52m x 0.74m (5'0" x 2'5")



Comprising low flush wc with concealed cistern and corner wash basin with tiled splashback. Wood effect vinyl floor covering, radiator and extractor fan.

KITCHEN

3.20m x 2.46m (10'6" x 8'1")



Range of gloss beige fronted base and wall units with contrasting dark toned wood effect worktop with inset sink unit with preparation bowl and mixer tap. Integrated appliances comprising stainless steel four gas burner hob with matching splashback and cooker hood, replacement electric single oven, microwave oven, fridge/ freezer and dishwasher. Wood effect vinyl floor covering, plumbing for washing machine, recessed ceiling lighting, double glazed window overlooking the garden and double glazed exterior door.

**FIRST FLOOR LANDING**

Double glazed window with frosted glass, loft access, built-in cupboard housing the pressurised hot water cylinder tank and white panelled interior doors to all rooms.

BEDROOM ONE

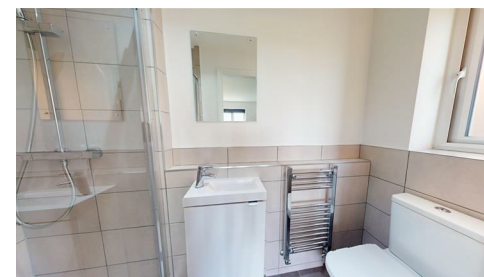
3.45m x 3.99m max overall (11'4" x 13'1" max overall)



Double glazed window to the rear with far reaching views over surrounding countryside and across to the Wirral peninsula in the far distance. Feature wood panelled wall and radiator.

EN SUITE

2.39m x 0.97m (7'10" x 3'2")



A refurbished en suite with attractive part tiled walls; comprising tiled shower enclosure with mains shower valve and screen, wash hand basin with mixer tap and cabinet beneath and wc. Chrome towel radiator, extractor fan, recessed ceiling lighting and double glazed window with frosted glass.

BEDROOM TWO

3.43m x 2.39m + recess (11'3" x 7'10" + recess)



Double glazed window to the front and radiator.

BEDROOM THREE

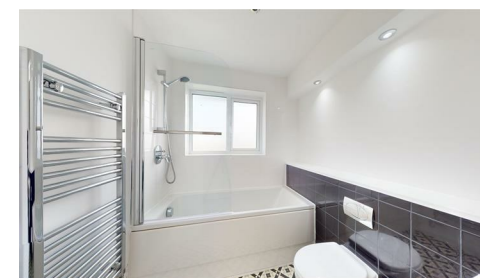
2.46m x 2.29m max (8'1" x 7'6" max)



Double glazed window to the front, telephone point and radiator.

FAMILY BATHROOM

2.49m x 1.91m max (8'2" x 6'3" max)



Fitted with a white three piece suite comprising panelled bath with shower and screen over, semi-pedestal wash basin with mixer tap and low flush wc with concealed cistern. Part tiled walls, chrome towel radiator, recessed ceiling lighting, extractor fan and double glazed window with frosted glass. Patterned vinyl floor.

OUTSIDE

Double width drive to the front providing parking for two cars as well as access to the integral single garage. Small front lawned areas and gated access to the right hand gable leading through to the rear garden.

GARAGE

Up and over door, power and light, and housing the gas boiler.

REAR GARDEN

To the rear is a good sized tiered lawn garden which borders onto open fields. Panelled fencing to the boundaries and paved patio area.



for Buckley and then first exit at the roundabout, and then immediate right onto the Holywell Road whereupon the entrance to Briarwood Road will be found on the right hand side.

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

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Council Tax Band E.

DIRECTIONS

From the Agent's Mold office proceed up the High Street and turn right onto King Street. At the roundabout take the second exit following the signs for Queensferry. Proceed straight on after the traffic lights, following the dual carriageway up the hill and into New Brighton. Continue through the village and on reaching the roundabout next to the Shell Garage take the exit following the signs to Queensferry. Continue straight on at the next set of traffic lights and on reaching the junction with the A494 thereafter bear right onto the dual carriageway. Take the first exit signposted