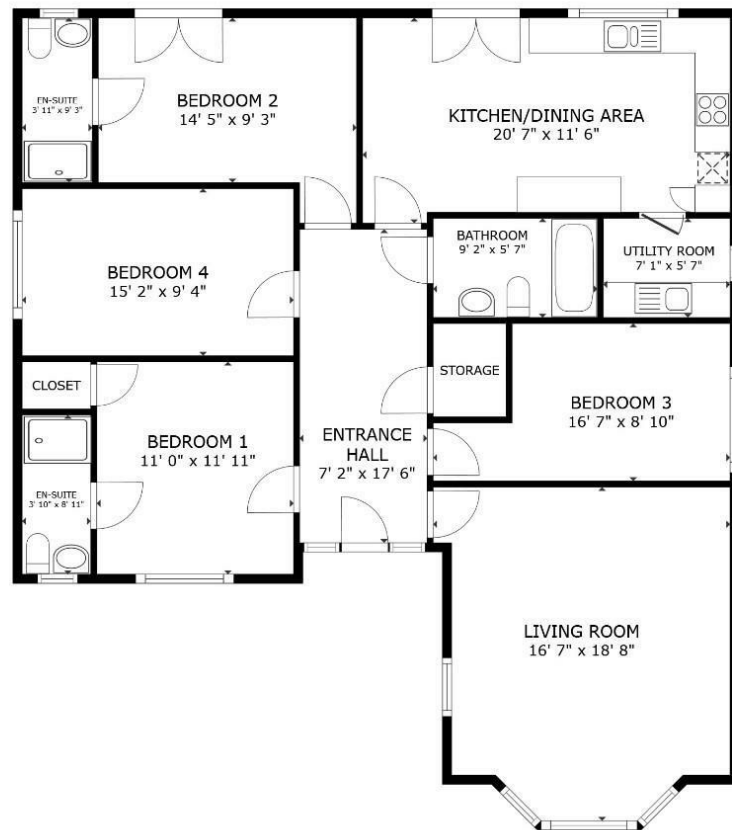


Trefechan Halkyn Road, Flint, Flintshire, CH6 5QY



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,411 sq.ft.
TOTAL : 1,411 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cavendish
ESTATE AGENTS

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

Tel: 01352 751515

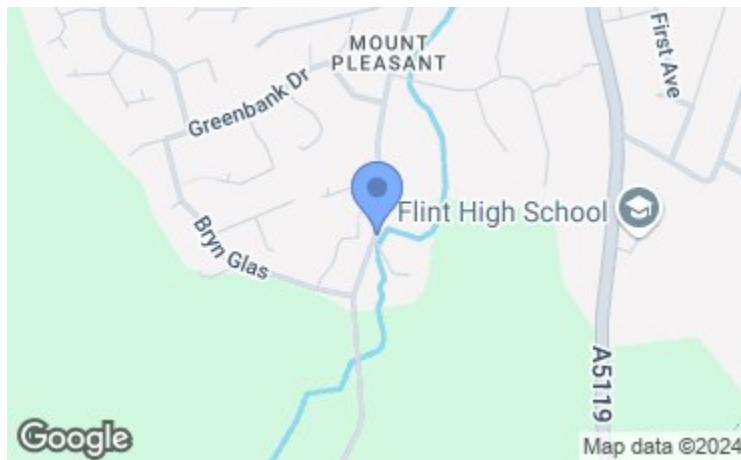
Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Trefechan Halkyn Road
Flint, Flintshire
CH6 5QY

Price
£375,000



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	100
(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	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	100
(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

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 SPACIOUS AND IMMACULATELY PRESENTED FOUR BEDROOM MODERN DETACHED BUNGALOW with garage standing in an attractive semi rural position overlooking open countryside to the rear. Positioned to the far end of this popular road on the outskirts of Flint town centre and within a few minutes drive of the A55 Expressway at Northop enabling ease of access throughout the region. The property stands in well maintained gardens with a paved driveway for four cars, a single garage with powered door, and a private rear garden areas with stone patio and southerly views over the surrounding countryside. The accommodation is presented to an immaculate standard throughout and benefits from a modern air source heating system with underfloor heating, quality light oak effect laminate flooring to most rooms and double glazing. In brief comprising spacious reception hall, impressive living room with wide bay window, open plan kitchen/dining room with modern range of units, utility room, four good size bedrooms, two with well appointed en suite shower rooms and family bathroom. Remaining balance of NHBC warranty available. VIEWING HIGHLY RECOMMENDED.



www.cavendishproperties.co.uk

LOCATION

Completed in November 2017, the property is built of attractive facing brick beneath a tiled roof and provides particular spacious and well appointed accommodation which has been maintained to an exceptional high standard by the present owners. It forms part of a small development of three similar bungalows approached over a private drive flanked by a stream. Flint town centre is about a mile and provides a wide range of shopping facilities together with primary and secondary schools and leisure facilities. There are good road communications with the new Dee crossing being within 3 miles distant and the A55 Expressway at Northop again approximately 3 miles enabling ease of access for those wishing to commute throughout the region.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Recessed front entrance with ceiling light point and UPVC double glazed panelled door with feature leaded effect glass with matching side panels to reception hall.

RECEPTION HALL

5.51m x 2.18m (18'1" x 7'2")



A large central spacious reception hall with coved ceiling, light oak effect laminate flooring, loft access, alarm control panel, white panelled interior doors to all rooms and built in cupboard housing the pressurized hot water cylinder tank and manifolds for the underfloor heating system.

LIVING ROOM

5.77m x 4.72m (18'11" x 15'6")



A spacious room with a wide double glazed bay window to the front and further window to the side elevation with pleasing views over the surrounding area, continuation of the light wood effect laminate flooring, coved ceiling, two wall light points, TV aerial point and room thermostat.

DIRECTIONS

From Mold proceed to Northop and proceed over the A55 following the signs for Flint. Follow the road until reaching Flint and on descending the hill towards the town take the sharp left handed turning, before the traffic lights, onto Halkyn Road. Follow this road along Halkyn Road for approximately 3/4 mile whereupon the entrance to the development will be seen on the left hand side, before reaching open countryside. Proceed over the bridge and the property will be seen set back on the right hand side.

AGENTS NOTES

We understand that a lower portion of the amenity land and the shared drive also form part of the property and the cost of the grass cutting is shared equally between the three neighbouring properties. We further understand that the mature tree along the drive is subject to a Tree Preservation Order.

Private drainage system.

Air source heating system with individual room thermostats.

PLANNING: It is understood that applications have been made for the development of the fields to the rear of the property and interested parties are advised to contact Flintshire County Council; email;

PlanningAdmin@flintshire.gov.uk

Application Numbers; FUL/000414/22;

SCR/000268/22; 058314 (Withdrawn)

or by using the following link:

<https://fccmapping.flintshire.gov.uk/connect/analyst/mobile/#!/main?mapcfg=planningapplications>

TENURE**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.

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.

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.

VIEWING

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

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

DW/PMW

Amended JH

Amended JH

FRONT GARDEN



Well maintained informal lawns extend to the front of the property with a central natural stone flagged pathway to the front door, stocked shrubbery borders and gated pathways to either side of the bungalow to the rear garden.

GARAGE



A single brick built garage with an electric door, power and light installed and outside security light and power points.

REAR GARDEN



To the rear is a very private garden with well maintained lawns and natural stone flagged pathways and patio areas. Brick retaining walls with gravelled areas for ease of maintenance together with mature hedging to the field side. Outside security light, tap, power points, air source heat pump and timber garden shed is included in the sale.



KITCHEN DINER

6.27m x 3.30m (20'7" x 10'10")



A large open plan room with double glazed window with matching French doors overlooking the garden and with far reaching views over the surrounding hillside. The kitchen is fitted with an attractive range of grey finished base and wall units with brushed stainless steel handles and contrasting wood effect worktops with inset stainless steel sink unit with preparation bowl and mixer tap and feature tiled splashbacks surround. Under cupboard lighting and range of integrated appliances comprising touch control ceramic hob, concealed cooker hood, electric double oven, fridge/freezer and dishwasher. Tiled floor throughout, recessed ceiling lighting, room thermostat and internal door to utility room.



UTILITY ROOM

2.18m x 1.68m (7'2" x 5'6")



Matching base, wall cupboards and worktops to the kitchen, inset single drainer stainless steel sink unit with mixer tap and tiled splashback. Plumbing for washing machine, space for tumble dryer, tiled floor, double glazed window with frosted glass and extractor fan.

BEDROOM ONE

3.66m x 3.38m (12' x 11'1")



Double glazed window to the front, light oak effect laminate flooring, deep built in storage cupboard, room thermostat and internal door to en suite.

EN SUITE

2.69m x 1.19m (8'10" x 3'11")



A well appointed en suite shower room comprising tiled shower enclosure with sliding screen and mains shower valve, pedestal wash basin and WC. Attractive part tiled walls, matching tiled floor, extractor fan and double glazed window with frosted glass.

BEDROOM TWO

4.47m x 2.79m (14'8" x 9'2")



A double size room with double glazed French doors overlooking the garden and with views over the surrounding countryside, light oak effect laminate flooring, room thermostat, modern fitted wardrobe unit with robes and internal door to en suite.

EN SUITE

2.79m x 1.17m (9'2" x 3'10")



A well appointed en suite shower room comprising large tiled shower enclosure with sliding screen and mains shower valve, pedestal wash basin and low flush WC. Attractive part tiled walls with matching floor, double glazed window and extractor fan.

BEDROOM THREE

3.73m extending to 5.05m into recess x 2.74m (12'3" extending to 16'7" into recess x 9')



Double glazed window to the side elevation, laminate flooring and room thermostat.

BEDROOM FOUR/STUDY

4.70m x 2.87m (15'5" x 9'5")



Double glazed window to the side elevation, light oak effect laminate flooring, room thermostat, fitted wardrobe units to two walls and double glazed window.

BATHROOM

2.74m x 1.68m (9' x 5'6")



A well appointed fully tiled bathroom comprising panelled bath, pedestal wash basin and low flush WC, matching tiled floor and extractor fan.

OUTSIDE



The property occupies an attractive semi rural location and forms part of a small development of three bungalows bordering onto fields to the rear. It is approached over a block paved drive which provides parking for up to four cars as well as access to the single detached garage.