



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,102 sq.ft.
TOTAL : 1,102 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	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	



Rose Cottage
Lixwm, Holywell, Flintshire
CH8 8NQ

Price
£425,000

A BEAUTIFULLY APPOINTED THREE BEDROOM DETACHED COTTAGE SET WITHIN ATTRACTIVE GARDENS TO THE CENTRE OF THIS NOTED VILLAGE COMMUNITY WITH FAR REACHING VIEWS OVER SURROUNDING COUNTRYSIDE. This immaculately appointed home has benefitted from an extensive programme of refurbishment and alteration by the current owners in recent years with quality fittings throughout and a high standard of decorative order. Features include a modern fitted kitchen with integrated appliances, a luxury fully tiled bathroom with four piece suite, oak interior doors and exterior landscaping. Approached over a wide gravelled drive providing parking for several cars, an extensive lawned front garden and private patio to the rear taking full advantage of the setting and westerly views across to the Clwydian Hills. The adaptable accommodation with oil fired central heating and double glazing in brief comprises; spacious reception hall with deep built in cloaks storage cupboard and oak veneered interior doors, kitchen, living room with feature open fireplace and French doors to the garden, inner hallway, three double size bedrooms (bedroom 3 presently used as a dining room), bathroom with Travertine tiles and utility room with WC. Viewing highly recommended.

Cavendish

ESTATE AGENTS

www.cavendishproperties.co.uk

LOCATION



Rose Cottage is situated to the centre of this noted village community which has a popular Inn and primary school. The cottage borders farmland to the rear and enjoys open views across surrounding countryside. Lixwm is located approximately 7 miles west of Mold and only 3 miles from Holywell both of which provide an excellent range of facilities catering for most daily requirements. The A55 expressway is also within 3 miles being approached by the Halkyn interchange enabling ease of access towards Chester, Deeside and motorway network beyond.



THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

UPVC double glazed panelled door to reception hall.

RECEPTION HALL



Double glazed window to the front, radiator, deep built in cloaks cupboard with shelving, coat hooks, light and loft access. Modern contemporary oak interior doors lead to all rooms.

KITCHEN

3.68m x 3.30m (12'1" x 10'10")



Well appointed with an attractive range of matte cream finished base and wall units with brushed stainless steel handles and dark tone worktops with matching upstands and inset composite sink unit with preparation bowl and stainless steel mixer tap. Under cupboard lighting and range of integrated appliances comprising touch control ceramic hob with glass splashback and contemporary style cooker hood above, electric single oven, dishwasher and fridge. Laminate flooring, recessed ceiling lighting, double glazed window with views over the surrounding countryside, radiator and wide archway leading through to the living room. A uPVC double glazed exterior door provides access to the patio and

REAR GARDEN



To the rear is a secluded stone patio area which extends to almost the full depth of the cottage, taking full advantage of the setting with views over the surrounding countryside across to the Clwydian Hills in the far distance. Timber garden store, exterior light and tap and gravelled pathways to the rear of the property providing bin storage and gated access onto the village road.



DIRECTIONS

From Mold take the A541 Denbigh Road. Follow this road for approximately 6 miles and take the right hand turning signposted Lixwm. Follow the road up the hill and through the village, whereupon Rose Cottage will be found on the left hand side just before the Crown Inn on the right.

COUNCIL TAX

Flintshire County Council - Tax Band F

TENURE

Understood to be Freehold

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

gardens.



LIVING ROOM

5.72m x 3.58m (18'9" x 11'9")



An attractive room with double glazed window to the side elevation and matching French doors leading out to the adjoining patio with views across surrounding countryside. Victorian style fireplace with open fire grate and polished granite hearth, TV aerial point, two wall light points and radiator.



INNER HALLWAY



Recessed ceiling lighting, radiator, double glazed window to the front and modern contemporary oak interior doors.

UTILITY ROOM/WC

2.90m x 2.18m (9'6" x 7'2")



Comprising low flush WC and pedestal wash basin with mosaic style tiled splashback. Oak worktop with matching upstand with void and plumbing beneath for washing

machine and space for tumble dryer. Matching wall cupboard, extractor fan, Travertine tiled floor, chrome towel radiator and built in cupboard housing a Worcester oil fired central heating boiler.

BEDROOM ONE
4.17m x 3.07m (13'8" x 10'1")



Double glazed window to the rear with views and radiator.



BEDROOM TWO
3.84m x 2.74m (12'7" x 9')



Double glazed window to the rear, loft access and radiator.

BEDROOM THREE/DINING ROOM
3.94m x 2.74m (12'11" x 9')



Double glazed window to the front and radiator.

BATHROOM
2.87m x 2.57m (9'5" x 8'5")



A luxury well appointed bathroom with four piece suite and

attractive Travertine fully tiled walls with matching floor. Comprising corner shaped bath with mixer tap, large shower enclosure with curved screen and mains shower valve with twin headset, pedestal wash basin and low flush WC. Tall chrome towel radiator, recessed ceiling lighting, extractor fan, loft access and double glazed window with frosted glass.



OUTSIDE



The property is approached via a wide timber ranch style gate leading to a gravelled driveway affording ample parking/turning area. Exterior light and power points.

FRONT GARDEN



Extending to the front of the property is a large split level lawned garden with mature hedging to both the front and rear boundaries, various established shrubs, bushes and an apple tree.

