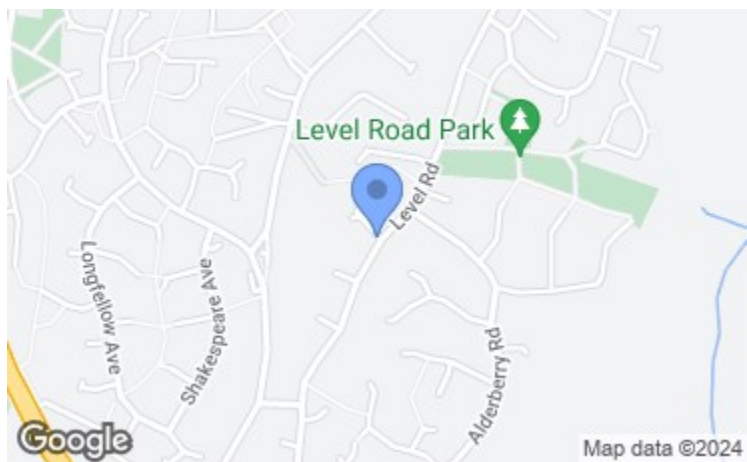


GROSS INTERNAL AREA
FLOOR 1 931 sq.ft. FLOOR 2 892 sq.ft.
TOTAL : 1,824 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ
Tel: 01352 751515
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www.cavendishproperties.co.uk



1 Greenvale Park

Hawarden, Deeside, Flintshire
CH5 3DP

Price
£475,000

A SPACIOUS FOUR BEDROOM (ORIGINALLY FIVE) DETACHED EXECUTIVE HOUSE WITH FRONT AND REAR DRIVEWAYS, DOUBLE GARAGE AND LANDSCAPED GARDENS. Standing in a slightly elevated corner position to the upper part of Level Road, a much sought after residential area on the periphery of Hawarden village, within walking distance of the village centre, local shops and popular schools. Designed to a spacious plan and having benefited from a scheme of internal remodelling/updating to provide a superb open plan kitchen/family room with access to the garden and a generous principal bedroom suite with large dressing room (original bedroom which could easily be re-converted). The property is presented to an immaculate order throughout and is approached via a wide covered front entrance and an impressive reception hall with a hardwood spindled staircase. In brief comprising; living room with feature fireplace and bay window to the front, separate dining room, superb open plan kitchen/family room with a modern range of units incorporating a large central island/breakfast bar and range of integrated appliances, utility room and ground floor cloakroom/WC. Spacious first floor landing, bedroom one with dressing area and en suite shower room, three further good size bedrooms and family bathroom with four piece suite. Twin block paved driveways for four cars and south westerly facing rear garden. Gas fired central heating. Viewing highly recommended.

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.



LOCATION

This imposing family home dates from 2008 and occupies a slightly elevated position from the road and has a detached double garage to the rear with a powered door. The rear garden has been designed for easy maintenance with an extensive natural stone patio and further artificial lawn to the rear of the garage.

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**

Deep covered front entrance with ceiling light point, pillars, double glazed panelled front door with matching windows to either side to reception hall.

RECEPTION HALL

4.45m x 3.25m (14'7" x 10'8")



An impressive reception hall with a turned spindle staircase to the first floor, white panelled interior doors, alarm control panel, central heating thermostat and radiator.

CLOAKROOM/WC

Fitted with a modern suite comprising low flush WC and corner wash basin with cabinet beneath and tiled splashback. Tiled floor and extractor fan.

aspect and which has been attractively landscaped with an extensive natural stone paved patio area extending across the full width of the plot together with further artificial lawns to the rear. The property is not directly overlooked. Outside lights and tap.

**DOUBLE GARAGE**

5.31m x 5.11m (17'5" x 16'9")



Brick built double garage with up and over door, side door, power and light installed.

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 Greenvale Park will be found towards the upper part of the road on the right hand side.

TENURE

Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band G

AGENTS NOTES**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

BEDROOM THREE

3.71m x 2.95m (12'2" x 9'8")



Double glazed window to the front and radiator.

BEDROOM FOUR

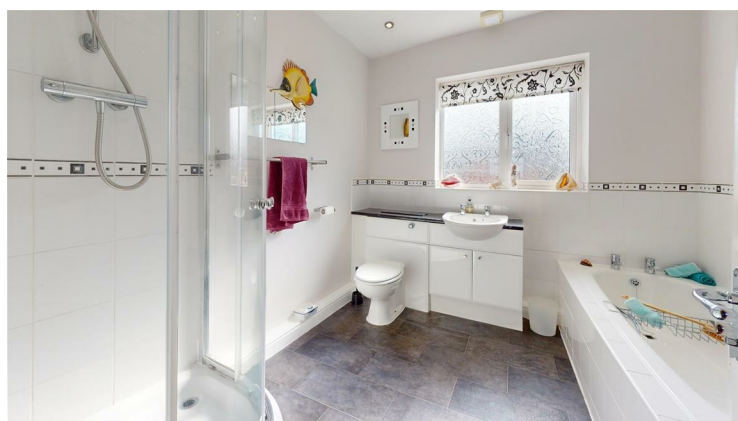
3.58m x 2.11m (11'9" x 6'11")



Double glazed window to the side elevation and radiator.

FAMILY BATHROOM

2.59m x 2.51m (8'6" x 8'3")



A large family bathroom with fitted cabinets and four piece suite comprising tiled panelled bath, corner shower cubicle with mains

shower valve, semi recessed wash basin with cupboard beneath and WC with concealed cistern. Part tiled walls, radiator and recessed ceiling lighting, double glazed window with frosted glass.



OUTSIDE

The property occupies a slightly elevated position to the entrance of this established cul de sac and has twin block paved driveways to both the front and rear of the property.

FRONT GARDEN

Artificial lawn to the front for ease of maintenance with established blossom tree and wide central steps leading up to the front door with terrace extending across the front elevation of the property with brick retaining walls/railings. Gated access to the rear garden.

REAR DRIVEWAY

A further block paved drive to the rear provides parking for two cars as well as access to the detached double garage. A gate from the drive allows access into the rear garden.

REAR GARDEN



To the rear is a fully enclosed garden which enjoys a south westerly

LIVING ROOM

5.46m x 3.71m (17'11" x 12'2")



An attractive room approached by glazed panelled doors from the reception hall and with a wide double glazed bay window to the front with open aspect. Feature oak fireplace surround with granite insert and hearth, concealed lighting and coal effect gas fire with chrome surround. Two wall light points, TV aerial point and radiator. Glazed panelled internal doors lead through to the kitchen/family room.



DINING ROOM

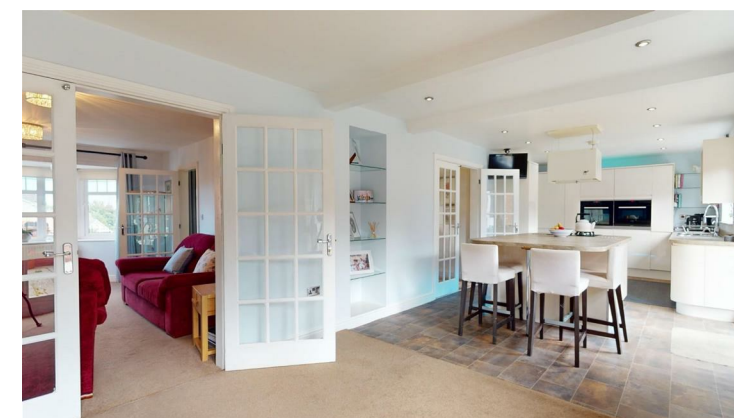
3.68m x 3.51m (12'1" x 11'6")



Wide double glazed bay window to the front with open aspect and radiator.

KITCHEN/DINING/FAMILY ROOM

10.24m x 3.18m (33'7" x 10'5")



A superb open plan room extending the full width of the property combining kitchen, dining and seating areas with twin pairs of French doors to the patio and garden. The kitchen is fitted with a modern range of gloss cream fronted units with stone effect work surfaces including a large central island/breakfast bar with cupboards and drawers beneath and inset glass four gas burner hob with suspended cooker hood above. Range of integrated appliances comprising electric oven, combination microwave oven, warming drawer, dishwasher and fridge/freezer. Tile effect flooring to the kitchen area, two radiators, recessed ceiling lighting and double glazed windows to the rear.



UTILITY

2.01m x 1.80m (6'7" x 5'11")

Matching base and wall units to the kitchen with stone effect work surfaces, plumbing for washing machine and space for tumble dryer. Worcester gas fired central heating boiler, radiator, UPVC double glazed window and exterior door; and extractor fan.

FIRST FLOOR LANDING

5.11m x 2.54m plus recess (16'9" x 8'4" plus recess)



A spacious landing with double glazed window to the front, loft access, linen cupboard with shelving, and white panelled interior doors to all rooms.



BEDROOM ONE

8.26m x 3.73m max overall (27'1" x 12'3" max overall)



A superb bedroom suite extending the full depth of the property with dressing room (originally a bedroom) with range of wardrobe units. Double glazed windows to front and rear, two panelled radiators and TV aerial point.



EN SUITE

1.98m x 1.68m (6'6" x 5'6")



Fitted with a modern suite with fitted cabinets, comprising corner shower cubicle with Mira Sports electric shower, semi recessed wash basin with cupboard beneath and WC with concealed cistern. Part tiled walls, radiator and double glazed window with frosted glass.

BEDROOM TWO

3.73m x 3.00m (12'3" x 9'10")



Double glazed window to the rear and radiator.