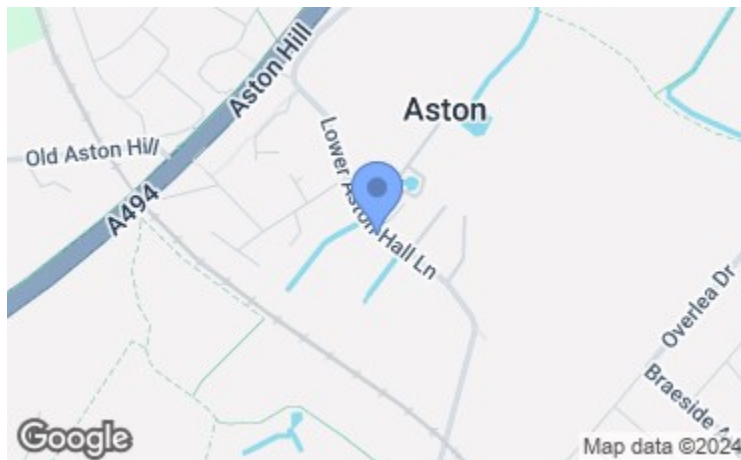


GROSS INTERNAL AREA
FLOOR 1: 679 SQ.FT. FLOOR 2: 649 SQ.FT.
EXCLUDED AREAS: VERANDA 24 SQ.FT.
TOTAL: 1,348 SQ.FT.



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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		

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

Barn Cottage Lower Aston Hall Lane Offers In The Region Of **£395,000**
Hawarden, Deeside,
CH5 3EX

A CHARMING THREE BEDROOM CHARACTER PROPERTY WITH GARDEN ROOM and EXTERNAL HOME OFFICE, FORMING PART OF A SECLUDED COURTYARD ON THE PERIPHERY OF HAWARDEN VILLAGE WITH EASY ACCESS ONTO THE MAIN ROAD NETWORK. Built in the late 1990's to complement the surrounding properties whilst affording surprising spacious family sized accommodation with modern fittings, oak interior doors and a garden room extension. Outside there is a gravelled drive, a private side garden and an extensive decked patio to the rear with useful home office/studio. This attractive home benefits from an oil fired central heating system and in brief provides; covered front entrance, spacious reception hall, cloakroom/WC, living room, garden room, large open plan kitchen diner with modern range of units, breakfast bar and integrated appliances; utility room with adjoining boiler room, galleried first floor landing, bedroom one with built in wardrobes and luxury en suite shower room, two further bedrooms and modern family bathroom. NO ONWARD CHAIN.

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

The popular village of Hawarden is some 7 miles from Chester, 5 miles from Mold and is within commuting distance of the Merseyside, Manchester and North Wales via the A55 and the M53 motorways. There are good local facilities in the village, to include a small range of shops serving daily needs, a number of popular eating establishments, railway station and highly rated schools for all ages. The Broughton Retail Park is nearby with range of high street shops, supermarket, restaurants and cinema.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE



Covered front entrance with brick supporting pillar, tiled step, wall light point and part glazed panelled front door to reception hall.

RECEPTION HALL

4.06m x 3.35m (13'4" x 11')



A spacious hallway with a spindled turned staircase to the first floor with storage cupboard beneath, feature arched double glazed window to the front elevation, coved ceiling, oak flooring with matching interior doors and traditional style panelled radiator.

CLOAKROOM/WC

Comprising WC with concealed cistern and wash hand basin with mosaic tiled splashback upon a wooden plinth with cupboard beneath. Oak flooring, towel radiator and double glazed window with frosted glass.

LIVING ROOM

5.03m x 4.11m (16'6" x 13'6")



A well proportioned room with a wide double glazed bay window to the side elevation overlooking the garden, coved ceiling with inset spotlights, radiator, wall light points and connection for wall mounted TV, Tiled hearth with multi fuel stove. Please note the stove is presently not in use and requires connection in accordance with current building regulations. Glazed twin doors to garden room.



GARDEN STORE

3.76m x 2.41m (12'4" x 7'11")



Located to the bottom right hand corner of the garden is a brick built garden store/workshop with power and light connected.

DIRECTIONS

From the Agent's Mold Office continue up the High Street to the traffic lights turn right onto King Street and at the roundabout take the 2nd exit signposted to Queensferry. Follow this road out of Mold passing through the village of New Brighton, continue across the mini-roundabout and thereafter adjoin the A55 Expressway in the direction of Queensferry. Take the first exit signposted for Buckley and upon reaching the roundabout take the 4th exit signposted for Hawarden. At the next roundabout take the 1st exit for Hawarden and continue through Ewloe, passing the CoOp on the left, and then take the left turning a short next thereafter into Upper Aston Hall Lane. Follow the road straight ahead and down the hill, continuing around the left handed bend and then take the right turning into The Barnyard. Proceed through the archway whereupon the property will be found set back on the left hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire Cunty Council _ Tax Band F

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 03.10.24 NAD

GARDENS



OFFICE/STUDIO
3.30m x 2.46m (10'10" x 8'1")



A useful room with vaulted ceiling, double glazed window, Velux roof light, power and light installed.



To the left hand gable of the property is a private lawned garden with gravelled pathways and with raised brick flower beds with shrubs and bushes. To the rear is a slightly raised timber decked patio providing an ideal entertaining space. Outside tap and power points.



GARDEN ROOM
4.60m x 3.00m (15'1" x 9'10")



An attractive room built on a brick base with double glazed windows and French doors to the decked patio and garden. Vaulted ceiling, continuation of the oak flooring from the living room and bar unit with oak top and range of fitted cabinets.



KITCHEN DINER
6.83m x 4.85m reducing to 3.76m (22'5" x 15'11" reducing to 12'4")



A spacious open plan room combining kitchen and dining areas with oak flooring throughout, a wide double glazed bay window to the

front and matching French doors to the providing access to the rear courtyard. The kitchen is fitted with a comprehensive range of gloss grey fronted base and wall units with contrasting solid oak worktops and dividing peninsula/breakfast bar with inset Neff touch control ceramic hob with suspended stainless steel cooker hood above. White enamel sink unit with preparation bowl and further integrated appliances comprising; AEG electric oven, Neff combination microwave, Baumatic dishwasher and Indesit fridge/freezer. Recessed ceiling lighting, traditional style radiators and feature exposed brick walling. Internal door to utility.



UTILITY ROOM

2.21m x 1.88m (73" x 62")



Matching base and wall cupboards to the kitchen with solid oak worktops and inset sink unit. Tiled splashback, plumbing for washing machine and space for tumble dryer. Oak flooring, double glazed window, wood panelled exterior door and internal door to boiler room.

BOILER ROOM

Housing an oil fired central heating boiler. Slatted shelving and light point.

FIRST FLOOR LANDING

4.24m x 3.05m plus inner landing (13'11" x 10' plus inner landing)



A spacious gallery style landing with white spindled balustrade, covered ceiling and built in wardrobes/cupboards with shelving,



BEDROOM ONE

4.14m x 4.04m (13'7" x 13'3")



An attractive room with double glazed window to the side gable and further feature stained/leaded circular window to the rear. Range of built in wardrobes, recessed ceiling lighting and radiator.

EN SUITE

1.88m x 1.63m (6'2" x 5'4")



A well appointed en suite shower room comprising corner shower cubicle and wash basin upon a quartz plinth with cupboard beneath and WC with concealed cistern. Attractive marble style part tiled

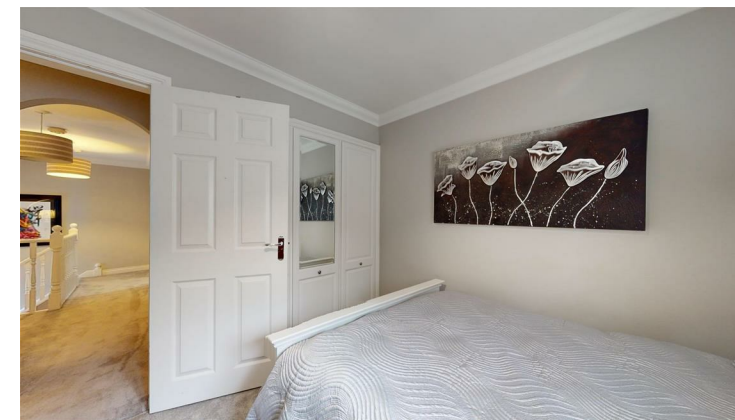
walls, Karndean tile effect flooring, traditional style towel radiator, recessed ceiling lighting, shaver point and extractor fan.

BEDROOM TWO

3.45m x 2.87m (11'4" x 9'5")



Double glazed window to the side gable with fitted shutters, built in wardrobe and radiator.



BEDROOM THREE

3.25m x 1.93m (10'8" x 6'4")



Window to the front, feature wall panelling and radiator.

BATHROOM

2.26m x 1.75m (75" x 59")



A modern well appointed family bathroom comprising panelled bath with mixer shower tap with screen, vanity wash basin with drawers beneath and WC with concealed cistern. Attractive fully tiled walls, wood effect flooring, radiator, extractor fan, recessed ceiling lighting and double glazed window with frosted glass.

OUTSIDE



The property forms part of a traditional courtyard and is approached over a gravelled drive which extends to the front and side of the property affording off road parking for up to three cars. Outside lights, tap, power point and gated access to either side of the property leading through to the rear garden. Small timber garden shed located to the side of the drive.