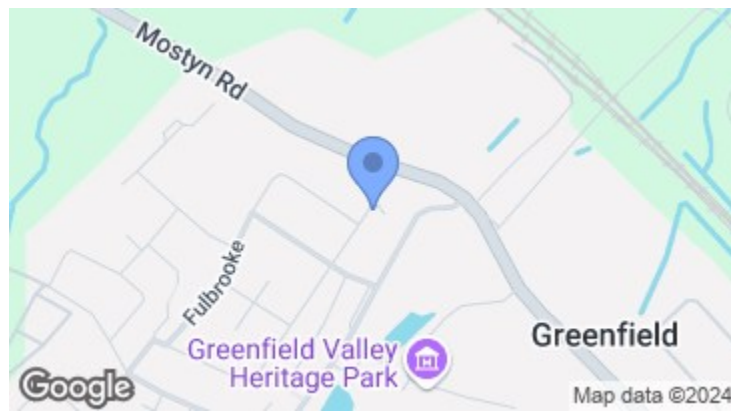


GROSS INTERNAL AREA
GROUND FLOOR 673 sq.ft. FLOOR 1 548 sq.ft.
TOTAL : 1,222 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(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	86
(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



New Haven, 1 Englefield Road
Greenfield, Holywell, Flintshire,
CH8 7JU

Offers Over
£125,000

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE with two reception rooms and large gardens, located in this established residential area on the periphery of Holywell. Affording an ideal family sized home with the benefit of gas fired central heating whilst providing scope for a programme of refurbishment and modernisation to individual requirements. Pleasant corner position with a long private enclosed front garden area, driveway parking for three cars and rear garden with timber framed garage. In brief the accommodation comprises reception hall, spacious living room with bay window and feature fireplace, separate dining room, kitchen, rear porch with built in store and utility room. First floor landing, three bedrooms (two double size) and bathroom with separate WC. ****VIEWING IS STRICTLY BY APPOINTMENT ONLY****

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.



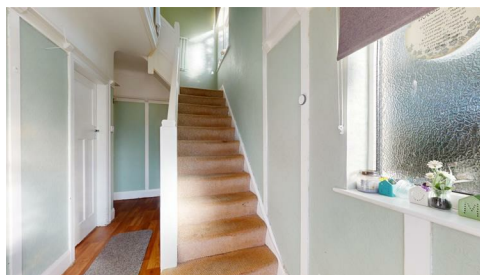
LOCATION

The property forms part of this established residential area on the periphery of Greenfield about a mile from Holywell town centre. There are local shops serving daily needs, a primary school and the Greenfield Valley Heritage Park. Holywell itself provides a comprehensive range of shops serving daily needs, a modern high school and leisure facilities. The town also has ease of access onto the A55 Expressway enabling excellent links along the North Wales coast to Chester and the motorway network beyond.

THE ACCOMMODATION COMPRISES

Covered front entrance porch with original tiled step and aluminium framed double glazed front door with feature stained/leaded single glazed windows to either side to reception hall.

RECEPTION HALL



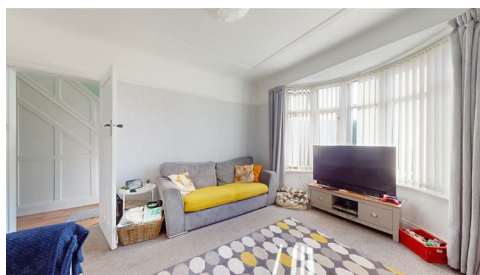
Staircase to the first floor, double and single glazed windows to the side gable, wood effect vinyl floor covering, radiator, plate rack and understairs storage cupboard with small double glazed window.

LIVING ROOM

4.09m x 4.34m (13'5" x 14'3")



A well proportioned room with a wide double glazed bow window to the front overlooking the garden, wooden fireplace surround with reconstituted marble insert and hearth and coal effect gas fire, TV aerial point and radiator.



DINING ROOM

3.73m x 4.57m (12'3" x 15')



Double glazed square bay window overlooking the rear garden, tiled fireplace and hearth (blocked off), radiator.



KITCHEN

2.87m x 2.84m (9'5" x 9'4")



Fitted with a range of white fronted base and wall units with contrasting dark toned work surfaces, inset sink unit with mixer tap and tiled splashback. Space for gas cooker and plumbing for dishwasher. Double glazed square bay window to the side elevation, radiator and internal door to rear porch.



REAR PORCH

Exterior door to the driveway, built in store with power point and light.

UTILITY

2.77m x 2.51m (9'1" x 8'3")



Range of base and wall units with worktops, single drainer stainless steel sink unit, plumbing for washing machine, wall mounted gas fired central heating boiler and single glazed window overlooking the rear garden.

FIRST FLOOR LANDING



Loft access and white panelled interior doors to all rooms.

BEDROOM ONE

3.86m x 4.34m (12'8" x 14'3")



A spacious room with a wide double glazed bow window to the front with pleasing views over the garden and across to surrounding hillside, connection for wall mounted TV and radiator.

BEDROOM TWO

3.73m x 4.57m (12'3" x 15')

A double sized room with double glazed square bay window overlooking the rear garden and with distant views across to the Dee Estuary and radiator.

BEDROOM THREE

2.16m x 2.57m (7'1" x 8'5")

Double glazed square bay window to the front and radiator.

BATHROOM

2.26m x 1.91m (7'5" x 6'3")



Comprising steel wood panelled bath with electric shower and pedestal wash basin. Original part tiled walls, radiator, double glazed window with frosted glass and cupboard housing the hot water cylinder tank.

SEPARATE WC

1.42m x 0.81m (4'8" x 2'8")

Comprising low flush WC, original tiles, double glazed window with frosted glass.

OUTSIDE



The property is approached via double gates leading to a driveway which extends to the side of the property providing off road parking for three cars.

FRONT GARDEN



To the front is a long lawned garden which is well screened to the road by high mature hedging, trees and bushes. A concrete patio area extends across the front elevation of the house providing a pleasant seating area.



REAR GARDEN

Enclosed rear garden.

GARAGE

A single timber framed/clad garage.

DIRECTIONS

From Mold proceed to Northop and join the A55 thereafter in the direction of St Asaph / Conwy. After approximately 3 miles take the exit signposted for Holywell. Follow this road into Holywell and after the Shell petrol station on the left hand side take the next right hand turn signposted for Holywell town centre. Proceed past the primary school on the left hand side and on reaching the junction bear right and follow the ring road around the town, passing the Tesco supermarket on the right hand side and take the next right hand turn a short distance thereafter signposted for Greenfield. Follow this road for approximately 1 mile and turn left after the parade of shops into Basingwerk Avenue and then right after the church into Trinity Avenue whereupon the property will be found at the end of the road on the left hand side.

TENURE

The property is Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band C

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.

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.

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.

VIEWING

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

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

DW/PMW

Amended ALW 06/09