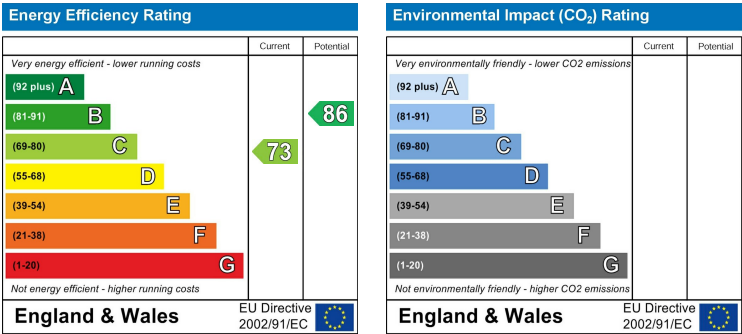
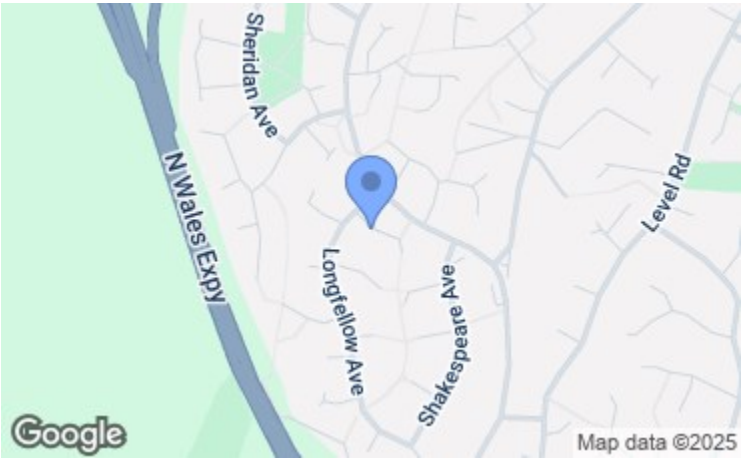
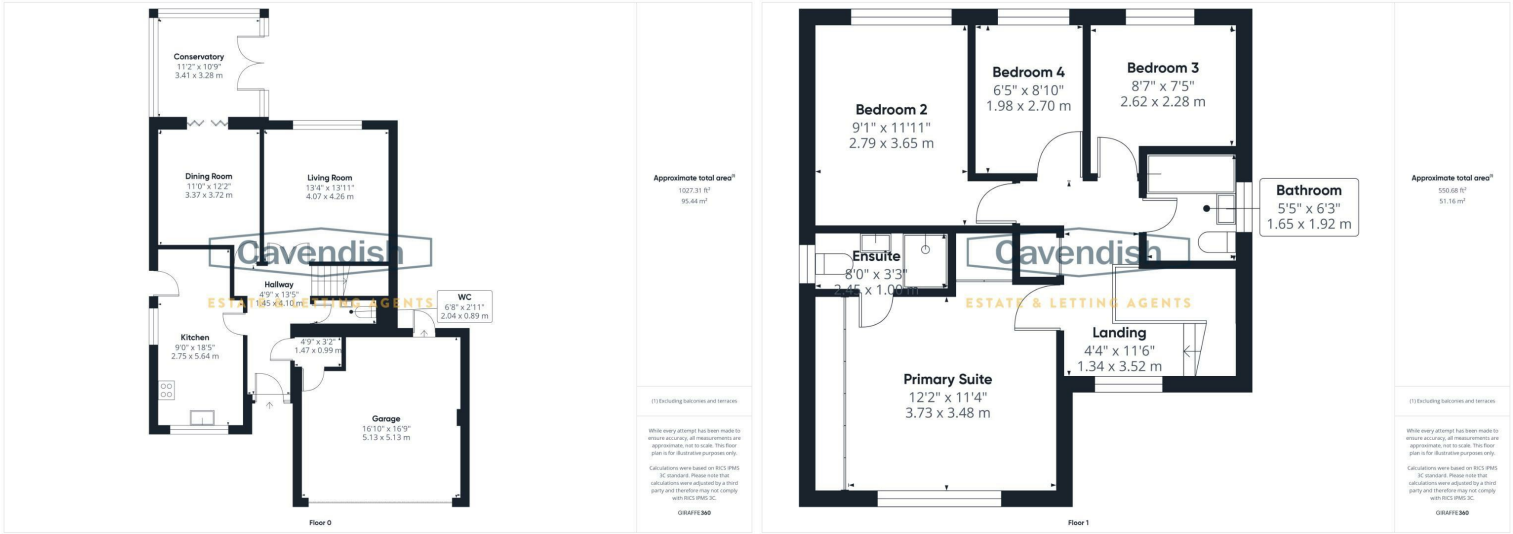




6 Patten Close
Hawarden, Deeside,
CH5 3TH

Offers Over
£400,000

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.

This spacious and well-presented four-bedroom detached home offers comfortable family living with modern features and a beautifully maintained garden. The property boasts a block-paved driveway for two cars, a double garage with storage, and a bright kitchen with white units, and a double oven.

The open-plan dining room leads into a lovely conservatory with garden views, while the large living room features a marble fireplace and floor-to-ceiling windows. Upstairs, the primary suite includes built-in wardrobes and an en-suite shower room. Three further bedrooms and a stylishly renovated family bathroom complete the accommodation.

Situated in the sought-after St David's Park, this home offers convenient access to the A55, A494, and M56, making it ideal for commuters. The south-facing rear garden features a patio area, established plants, and a second patio with an external storage shed. This delightful home is perfect for modern family living.

LOCATION



The property forms part of the St Davids Park development and is conveniently placed for access to the A55 Expressway and the A494 enabling easy commuting towards Chester, Deeside and the motorway network. There are excellent facilities catering for daily requirements in Ewloe to include The Running Hare public house, The Crown and Liver public house, a post office, Cooperative food store, a small deli, a methodist church and with the Penarlag C.P. School and secondary schooling available in Ewloe Green and Hawarden. Hawarden provides a post office and a small number of shops serving daily requirements, as well as a number of eating establishments, a dental practice, Hawarden Station, The Shared Olive Restaurant, chiropodist, coffee shop, pharmacy, Fox and Grapes, and The Bluebell public house. The Broughton Retail Park, with a range of High Street shops and cinema complex.

ACCOMODATION COMPRISES:

To the front of the property, a block-paved driveway offers parking for two cars. A well-kept ornamental lawn adds curb appeal, while a brick path leads to the UPVC front door.

HALLWAY

1.45 x 4.10 (4'9" x 13'5")

Upon entering, you're greeted by a welcoming hallway with

wood flooring, a radiator, and a security system. The space is illuminated by a light pendant and offers access to the garage, downstairs WC, living room, dining room, and kitchen.

KITCHEN

2.75 x 5.64 (9'0" x 18'6")



The kitchen is a bright and airy space with stylish vinyl flooring, white units, a five-burner gas hob, a double oven, and a cast sink. Complemented by durable worktops, it includes a large UPVC window overlooking the front garden, a side window, and a UPVC side door. A pantry offers extra storage, and a light pendant completes the space.



exit toward St David's Park/Ewloe. At the roundabout, take the 2nd exit onto St David's Park/A550. At the next roundabout, take the 3rd exit onto Cefn-Y-Ddol. Turn left onto Patten Close, and number 6 will be on your right. The journey is approximately 8 miles and should take around 15 minutes in normal traffic.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band F

ANTI MONEY LAUNDRY 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.

VIEWINGS

By appointment through the Agents Mold Office
01352751515.

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

AMENDED HS.

GARDEN



The rear garden is a beautifully maintained, south-facing haven. Established palm trees, fruit trees, and well-tended lawns create a serene atmosphere. Substantial borders add color and privacy. A patio seating area is ideal for outdoor dining, while a second patio, enclosed with access to an external storage shed, provides additional space for relaxation.



EXTRENA



This charming and spacious home is a rare find, combining practicality and elegance. Viewing is highly recommended to fully appreciate all it has to offer.

DIRECTIONS

From the Cavendish Mold office, head southeast on High Street/A5119. At the roundabout, take the 2nd exit onto Chester Road/A5119. Continue to follow A5119 for approximately 1.5 miles. At the roundabout, take the 2nd exit onto the A494 slip road to Queensferry/Chester. Merge onto A494 and continue for about 5 miles. Take the

DINING ROOM

3.37 x 3.72 (11'0" x 12'2")



The dining room features wood flooring, a radiator, and a stylish light pendant. Recently redecorated, it has French doors leading into the conservatory, providing a seamless indoor-outdoor connection.

CONSERVATORY

3.41 x 3.28 (11'2" x 10'9")



The conservatory is tiled with terracotta flooring, fitted blinds to the ceiling, and French doors opening to the rear garden. It also benefits from a radiator and power points, making it a comfortable space all year round.

LOUNGE

4.07 x 4.26 (13'4" x 13'11")



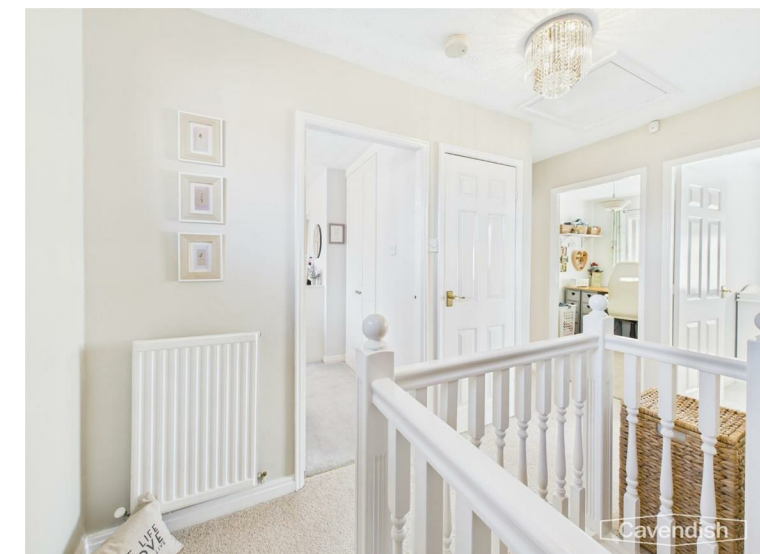
The spacious living room is carpeted and features a floor-to-ceiling double-glazed window that offers views of the garden. It includes two radiators, a marble fireplace with an electric fire, wall lights, and a ceiling pendant, adding warmth and charm.

DOWNSTAIRS W/C

2.04 x 0.89 (6'8" x 2'11")

LANDING

1.34 x 3.52 (4'4" x 11'6")



A carpeted staircase leads to the landing, which includes a

side window for natural light, an airing cupboard, and access to all bedrooms and the family bathroom.

PRIMARY BEDROOM

3.7 x 3.48 (12'1" x 11'5")

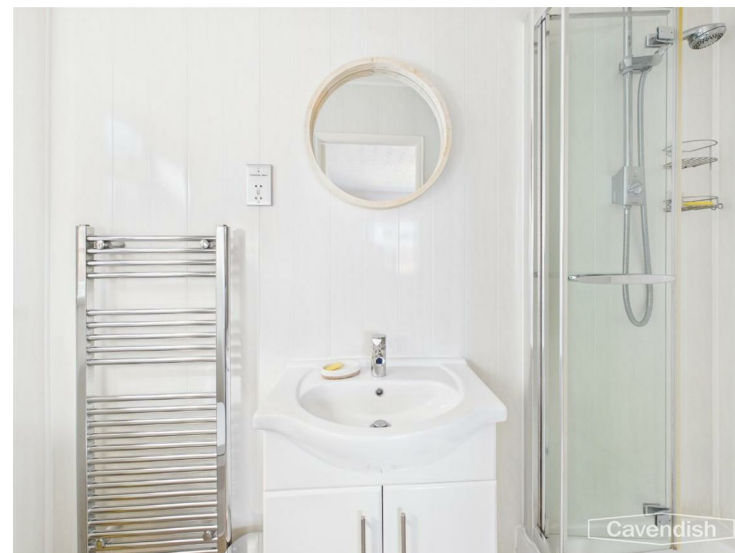


The generously sized primary suite is carpeted and includes built-in wardrobes offering four wardrobe spaces, along with a built-in chest of drawers. A large double-glazed window overlooks the front garden. The en-suite bathroom features a shower, white WC, white sink with storage, a shaver point, frosted glass window, and ventilation.



ENSUITE

2.45 x 1.00 (8'0" x 3'3")



BEDROOM 2

2.79 x 3.65 (9'1" x 11'11")



This spacious double bedroom features built-in storage, carpeted flooring, and a large window with views of the rear garden. A TV point is conveniently positioned on the wall.

BEDROOM 3

2.62 x 2.28 (8'7" x 7'5")



A versatile small double room, Bedroom Three is complete with a radiator and a window offering views of the rear garden.

BEDROOM 4

1.98 x 2.70 (6'5" x 8'10")



Currently used as an office, this single bedroom is comfortable and functional. It has a UPVC window overlooking the garden and a radiator.

FAMILY BATHROOM

1.65 x 1.92 (5'4" x 6'3")



Recently renovated, the family bathroom boasts stylish marble-effect tiles, black flooring, and a floating white WC and sink with a storage unit. A bathtub with a shower over, a sleek vertical silver radiator, and a frosted glass window add to the contemporary appeal.

GARAGE

5.13 x 5.13 (16'9" x 16'9")

The integral double garage features an electric roller door, plumbing for a washer and dryer, and ample storage space. White cabinets with matching worktops provide additional functionality. A frosted glass UPVC door leads to the garden, and the garage benefits from power, lighting, and overhead storage.