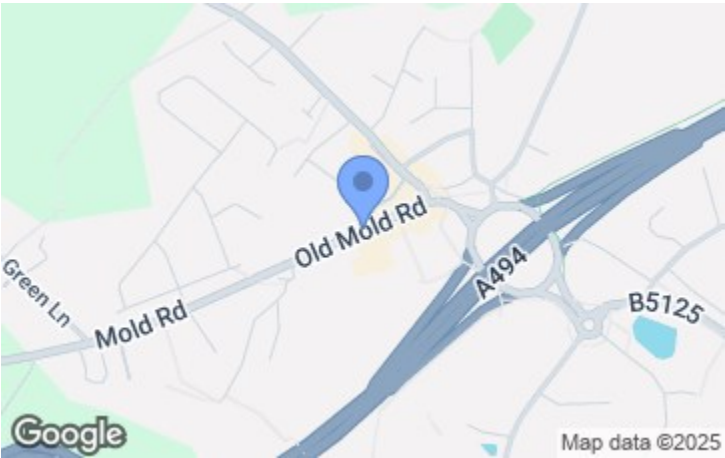




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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	

Oakroyd Old Mold Road

Ewloe, Deeside, Flintshire, CH5 3AU

Offers Over £180,000

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.

* DETACHED BUNGALOW * NO CHAIN * CONVENIENTLY SITUATED. A spacious detached bungalow , conveniently situated along Old Mold Road in Ewloe being walking distance to local shops and a bus stop offering links to Mold and Chester. The accommodation, which offers scope for further enhancement, briefly comprises: open porch, entrance hallway, living room with bay window overlooking the front, dining area, kitchen/breakfast area with French doors to outside, bedroom one with bay window overlooking the front, bedroom two, bathroom, and on the first floor there is a useful loft room. The property benefits from double glazing and has gas fired central heating. Externally, there is a crazy paved garden at the front with an established privet hedge, shrubbery and trees. A driveway extends to the side. To the rear there is a lawned garden with raised borders and decked seating area. There is no onward chain involved in the sale of this property.

LOCATION



Ewloe Green 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 within the vicinity including the Ewloe Social Club, Co-operative food store, and Ewloe Green Primary School. The nearby village of Hawarden provides a post office and a small number of shops serving daily requirements, as well as a dental practice, Hawarden Station, chiropodist, coffee shop, pharmacy and public houses. The Broughton Retail Park, with a range of High Street shops and a newly opened cinema complex is a short drive away. Chester City centre provides extensive shopping facilities, and sports and leisure pursuits are catered for at the nearby Deeside Leisure Centre.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Arched entrance porch with herringbone tiled floor, and outside light. UPVC double glazed entrance door with double glazed side panel to the entrance hall.

ENTRANCE HALL



Ceiling light point, laminate wood strip flooring, single radiator, and built-in understairs storage cupboard. Doors to living room, bedroom one, bedroom two and bathroom.

LIVING ROOM

3.99m into bay x 3.66m (13'1" into bay x 12')



Double glazed bay window overlooking the front, double radiator with thermostat, picture rails, and ceiling light point. Archway opening to dining room.

DINING ROOM

3.96m x 2.82m (13' x 9'3")



Ceiling light point, telephone point, double radiator with thermostat, two double glazed windows to the side, and door leading through to the staircase to the first floor. Opening to breakfast room.

BREAKFAST ROOM

3.40m x 1.91m (11'2" x 6'3")



Ceiling light point, double radiator with thermostat, vinyl flooring, double glazed window to side, and UPVC double glazed French doors to the rear garden. Opening to kitchen.

KITCHEN

3.53m x 2.67m (11'7" x 8'9")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated wood effect worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas, vinyl wood effect flooring, ceiling light point, space for gas cooker with extractor above, plumbing and space for washing machine, space for fridge/freezer, wall mounted Ideal combination condensing gas fired central heating boiler, and double glazed window to rear.

BEDROOM ONE

4.01m into bay x 3.66m (13'2" into bay x 12')



Double glazed bay window overlooking the front, ceiling light point, picture rails, telephone point, and double radiator with thermostat.

BEDROOM TWO

3.94m x 3.05m (12'11" x 10')



Double glazed window overlooking the rear, ceiling light point, picture rails, and double radiator.

BATHROOM

2.90m x 1.93m (9'6" x 6'4")



White suite comprising: panelled bath with mixer tap, shower attachment and folding glazed shower screen; tiled shower enclosure with Triton electric shower; low level dual-flush WC; and vanity unit with wash hand basin, mixer tap and storage cupboard beneath. Tiled walls, panelled ceiling with ceiling light point and extractor, chrome ladder style towel radiator, mirror fronted medicine cabinet, and tiled floor.

LOFT ROOM

4.70m x 3.94m (15'5" x 12'11")



Pitched ceiling with ceiling light point and double glazed Velux roof light, spindled balustrade, double radiator with thermostat, and access to eaves storage area.

OUTSIDE FRONT

To the front there is an easy to maintain crazy paved garden with mature shrubbery and trees being enclosed by wooden fencing and privet hedging. External gas and electric meter cupboards. A driveway extends to the side. At the top of the driveway double opening wooden gates provide access to the rear garden.

OUTSIDE REAR



To the rear there is a lawned garden with decked seating area and raised borders with wooden edging. Timber built garden shed and outside water tap.



DIRECTIONS

From the centre of Hawarden follow the road past Hawarden Station and Hawarden High School, which leads into Ewloe. At the St Davids Park roundabout take the third exit. At the large roundabout with the A494 take the second exit signposted Buckley and Northop Hall. Follow the road up the hill and the property will be found after a short distance on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band E - Flintshire County Council.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage area connected.

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

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

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

PS/PMW

Amended JW