

Hedd Lixwm, Holywell, Flintshire, CH8 8NQ



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1527 sq. ft
TOTAL: 1527 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	



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Price
£550,000

*INDIVIDUAL DETACHED BUNGALOW *APPROX 1.6 ACRES *SUPERB CONTEMPORY EXTENSION A greatly extended three/four bedroom detached bungalow with superb contemporary extension and double garage, set within approximately 1.6 acres in a private position to the centre of this popular village community, some seven miles from Mold and only three miles from the A55 Expressway at Holywell. Offering adaptable accommodation with an impressive open plan kitchen/dining/family room with a quality German fitted kitchen with Gaggenau appliances and Morso wood burning stove, a spacious lounge, three/four bedrooms, one with an en suite shower room, and modern bathroom with separate wc. Outside, there is ample off-road parking for several cars, a large detached double garage, a cedar clad chalet in need of refurbishment and adjoining paddock.



www.cavendishproperties.co.uk

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THE ACCOMMODATION COMPRISES:

Recessed front entrance with slate step and wood panelled front door with double glazed windows to either side to:

RECEPTION HALL

3.02m x 2.62m (9'11" x 8'7")



A spacious reception hall with extended inner hallway leading to the bedroom accommodation. Modern traditional style radiator, recessed ceiling lighting, extensive bookshelves, loft access, deep built-in shelved cupboard with light and traditional pine panelled interior doors leading to the bedrooms.



LOUNGE

6.83m x 3.78m (22'5" x 12'5")



A spacious and well lit room with large full length double glazed windows to the front and side elevations with pleasing views over the gardens and side paddock and across to the Clwydian Hills in the far distance. Feature brick wall/chimney breast with tiled hearth, recessed ceiling lighting, tv aerial point and three double panelled radiators.



CHALET



A one bedroom cedar clad chalet, in need of full refurbishment, also forms part of the property. The chalet is located to the side of the drive and comprises: living room with original kitchenette with sink unit and bedroom; and affords potential for various uses such as a home office or holiday let. We understand there are no services presently connected to the chalet.

TENURE

Understood to be Freehold, subject to verification.

COUNCIL TAX

Flintshire County Council - Council Tax Band F.

DIRECTIONS

From the Agent's Mold Office proceed up the High Street and through the traffic lights bearing right at the top of the road until reaching the Denbigh road. Bear left onto the A541 towards Denbigh and follow this road for approximately six miles until reaching the right handed turning signposted for Lixwm. Follow the road up the hill and into Lixwm village. Continue through the village centre, passing the turning on the right for Ffordd Walwen, whereupon the entrance to the property will be found on the right a short distance thereafter, just after the bend in the road and before reaching the Crown Inn.

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.

DCW/JF

GARDENS



Informal lawned gardens extend to the front, side and rear of the property, which enjoy considerable privacy and which are well screened from the village road by high mature hedging and various established trees. An attached store to the side of the bungalow houses an oil fired central heating boiler. To the rear is a wide slate tiled terrace.

DOUBLE GARAGE

7.19m x 5.08m (23'7" x 16'8")



A modern brick built double garage with twin outer doors, windows to either side, power and light installed and external water tap.

LAND



A good sized enclosed paddock extends immediately to the rear of the property with established hedging and mature trees to the boundaries. There is timber built store to the entrance of the paddock as well as a further paddock to the right hand side of the property with road frontage. The whole to include the property, gardens and land extends to approximately 1.6 acres.



KITCHEN/DINING/FAMILY ROOM

8.31m x 4.78m (27'3" x 15'8")



A superb open plan room with vaulted ceiling and extensive full length double glazed windows to the side and rear elevations incorporating two large sliding patio doors. A 'Crittall' steel framed glazed exterior door provides access to the adjoining terraced patio. The kitchen is fitted with a contemporary range of units by 'Siematic' with matt grey finish doors incorporating a large island unit/breakfast bar and contrasting light toned 'Silestone' quartz work surfaces. Under counter 'Blanco' composite sinks with mixer tap and 'Quooker' instant hot water tap and Douglas Fir shelf above. High specification range of integrated appliances to include 'Gaggenau' touch control induction hob, electric fan assisted oven and microwave oven; 'Caple' slimline dishwasher and 'Siemens' fridge freezer. Quality 'Dinesen' Douglas Fir flooring throughout, three modern traditional style radiators, feature lighting and Morso freestanding contemporary style stove. Fitted bookcase, built-in cloaks cupboard and further built-in pantry cupboard. Two tv aerial points and ample power points.



BEDROOM ONE

4.24m x 3.53m (13'11" x 11'7")



Double glazed windows to the front elevation with views over the grounds and hills, further single glazed window to the side elevation and radiator.



BEDROOM TWO

2.54m x 2.44m (8'4" x 8')

Double glazed window to the side elevation and radiator.

BEDROOMS THREE & FOUR

Two interlinking rooms, which could either be used as separate rooms or one as a dressing room.

BEDROOM THREE

14' x 11' max into recess



Double glazed window to the side elevation, walk-in wardrobe (6'10" x 3'1") with shelving, hanging rails and lights, and radiator. Glazed door to bedroom four.

BEDROOM FOUR

3.05m x 2.59m (10' x 8'6")



With full length double glazed windows to two sides with views over the garden (one window being tilt & turn providing access to the outside terrace), oak flooring, shelving, recessed ceiling lighting and radiator. Glazed door to the en suite shower room.

EN SUITE SHOWER ROOM

2.41m x 1.09m (7'11" x 3'7")



Comprising tiled shower enclosure with mains shower valve, pedestal wash basin and low flush wc. Shaver point, radiator and recessed ceiling lighting. Glazed window.

BATHROOM

1.91m x 1.80m (6'3" x 5'11")



A modern contemporary style bathroom with attractive fully tiled walls comprising tiled panelled bath with overhead shower and handset, and semi-recessed wash basin with timber plinth and shelving beneath. Fitted mirror with lighting, recessed ceiling lighting, display alcoves, non-slip floor covering and towel radiator.

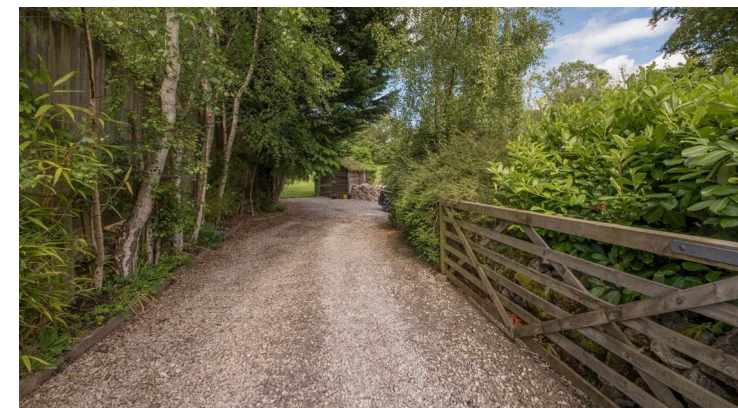
SEPARATE WC

1.60m x 0.99m (5'3" x 3'3")



With matching fully tiled walls to the bathroom and wall hung wc with concealed cistern and wash hand basin. Oak shelving, recessed ceiling lighting, non-slip tiled floor, towel radiator and double glazed window with frosted glass.

OUTSIDE



The property is approached over a private gravelled drive which leads to this and to one other neighbouring property with gated access beyond leading to a private parking area and access to the detached double garage, gardens and grounds. A wide brick paved path leads up to the rear of the property.