

Cavendish

RESIDENTIAL

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Meadow View Court

Dobshill,
Deeside, Flintshire CH5 3LX

Price
£265,000

*****VIDEO TOUR AVAILABLE*****

MODERN FAMILY HOME IN CONVENIENT LOCATION FOR A55* *NO ONWARD CHAIN A modernised and well appointed four bedroom detached house with conservatory, standing in private gardens within this small established cul-de-sac, conveniently located between Mold and Chester with easy access onto the A55 Expressway. Affording ideal family sized home with replacement UPVC double glazed windows and composite exterior doors, an updated kitchen with Neff integrated appliances and bi-fold doors to the conservatory, lounge with feature fireplace, master bedroom with fitted wardrobes and furniture, en suite shower room, three further bedrooms (two double) and family bathroom. Double width drive, integral garage and fully enclosed rear garden with decked patio.

www.cavendishresidential.com

Meadow View Court, Dobshill, Deeside, Flintshire CH5 3LX

LOCATION

Dobshill is ideally placed being a short drive from Hawarden village and lies approximately 7 miles from Chester and 5 miles from Mold. The A55 is nearby providing excellent access to M56 and M53 motorways, and the Broughton Retail Park within a few minutes drive with comprehensive range of shops, supermarkets and cinema complex and restaurants.

THE ACCOMMODATION COMPRISES:

Covered entrance with recessed lighting and modern wood grain effect double glazed composite door to:

RECEPTION HALL

White spindled staircase to the first floor with storage cupboard beneath, oak veneered flooring, coved ceiling and radiator.

CLOAKROOM/WC

2.41m x 0.89m (7'11" x 2'11")

Fitted with a white suite comprising low flush wc and wash hand basin with tiled splashback. Continuation of the oak veneered flooring, radiator and double glazed window with frosted glass.



LOUNGE

4.90m x 3.56m (max) (16'1" x 11'8" (max))

Wide double glazed bay window to the front, coved ceiling, modern polished marble style fireplace with hearth and gas inset fire, tv aerial point, wall light points and radiator.



KITCHEN DINER

5.56m x 2.74m (18'3" x 9'0")

A spacious open plan room fitted with a modern range of light cream fronted base and wall units with long brushed stainless steel handles and solid granite work surfaces with under counter Franke stainless steel sink unit with mixer tap. Attractive Travertine tiled splashback surround and range of integrated appliances comprising Neff ceramic hob, electric oven, stainless steel cooker hood and Hotpoint dishwasher. Tiled floor throughout, coved ceiling, recessed lighting, double glazed window overlooking the garden, internal door to the utility room, radiator and modern double glazed bi-fold doors leading through to the conservatory.



CONSERVATORY

3.45m x 2.92m (11'4" x 9'7")

Built on a brick base with UPVC double glazed windows with matching french doors to the garden, pitched polycarbonate roof, power point and Sky tv point.



UTILITY ROOM

2.36m x 1.98m (7'9" x 6'6")

Matching wall cupboards and worktops to the kitchen, one of which houses the gas fired central heating boiler. Plumbing for washing machine, space for tumble dryer and second fridge. Continuation of the tiled floor, Travertine tiled splashback, radiator, double glazed window and modern double glazed composite door to the garden.



FIRST FLOOR LANDING

Loft access and white panelled interior doors and built-in cupboard with hanging rail and shelving.

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BEDROOM ONE

3.48m x 3.25m (11'5" x 10'8")

Double glazed window to the front with views over the surrounding properties across to neighbouring countryside. Modern range of fitted wardrobe units with matching bedside cabinets and high level cupboards, dressing table and chest of drawers. Radiator and door to en suite.



BEDROOM THREE

3.07m x 2.67m (10'1" x 8'9")

A double sized room with double glazed window overlooking the garden and radiator.

BEDROOM FOUR

2.44m x 2.24m (max) (8'0" x 7'4" (max))

Double glazed window to the front, built-in cupboard and radiator. Maximum measurement provided.

FAMILY BATHROOM

2.39m x 1.63m (7'10" x 5'4")

Fitted with a white suite comprising tiled panelled bath with mains shower and screen, pedestal wash basin and low flush wc. Fully tiled walls, tiled floor, radiator, shaver point, recessed lighting, extractor fan and double glazed window with frosted glass.



EN SUITE

2.59m x 0.97m (8'6" x 3'2")

Fitted with a white suite comprising tiled shower enclosure with mains shower and sliding screen, pedestal wash basin and low flush wc. Attractive part tiled walls, radiator, recessed lighting, extractor fan and double glazed window.

BEDROOM TWO

5.13m x 2.41m (16'10" x 7'11")

A large second double sized bedroom with double glazed dormer window to the front and Velux double glazed roof light to the rear. Modern range of fitted wardrobe units with matching cupboards, bedside cabinets and chest of drawers. Laminate wood effect flooring and radiator.



established shrubs and bushes, outside lights, power point and tap.



COUNCIL TAX

Flintshire County Council - Council Tax Band F.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and turn right at the roundabout onto Chester Road. Follow the road to the roundabout on the outskirts of the town and take the third exit onto the A541 Wrexham road. Follow this road for approximately a third of a mile and bear left signposted for Penyffordd/Chester. Follow the road for a further three miles and on reaching the roundabout at Penymynydd turn left and continue to the next roundabout at Dobshill taking the first left onto Chester Road in the direction of Buckley, whereupon the entrance to Meadowview Court will be found on the immediate right hand side. Proceed into the cul-de-sac where the property will be found set back on the right.

AML

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

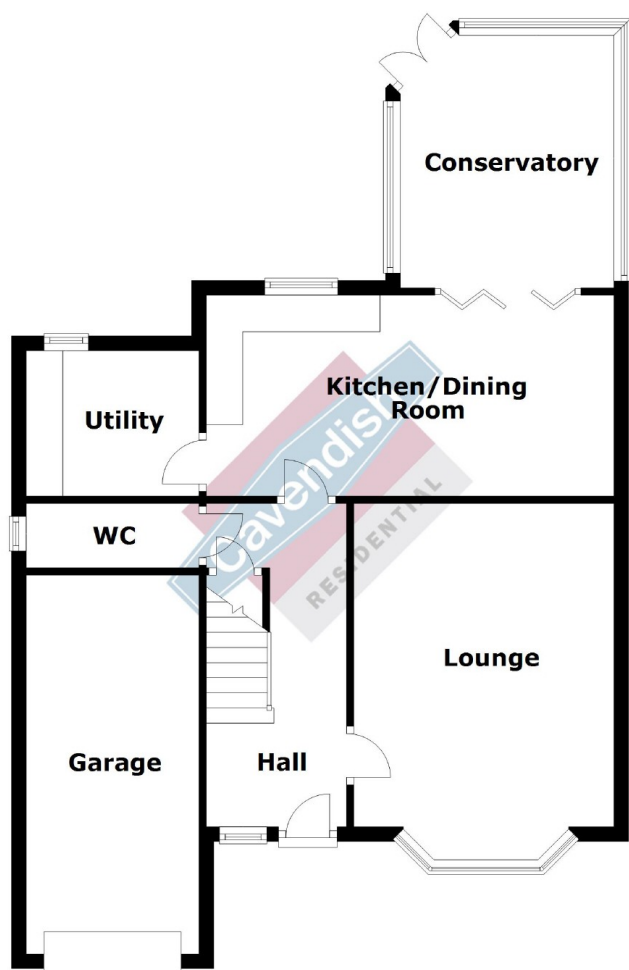
VIEWING

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

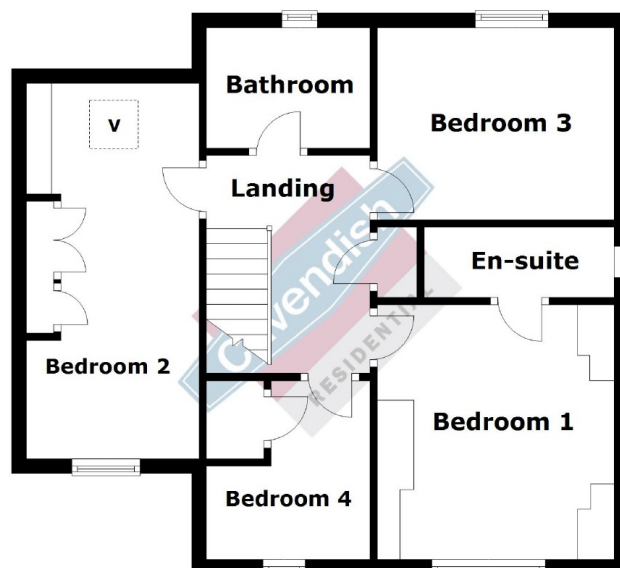
FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

Ground Floor



First Floor



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 Residential.

