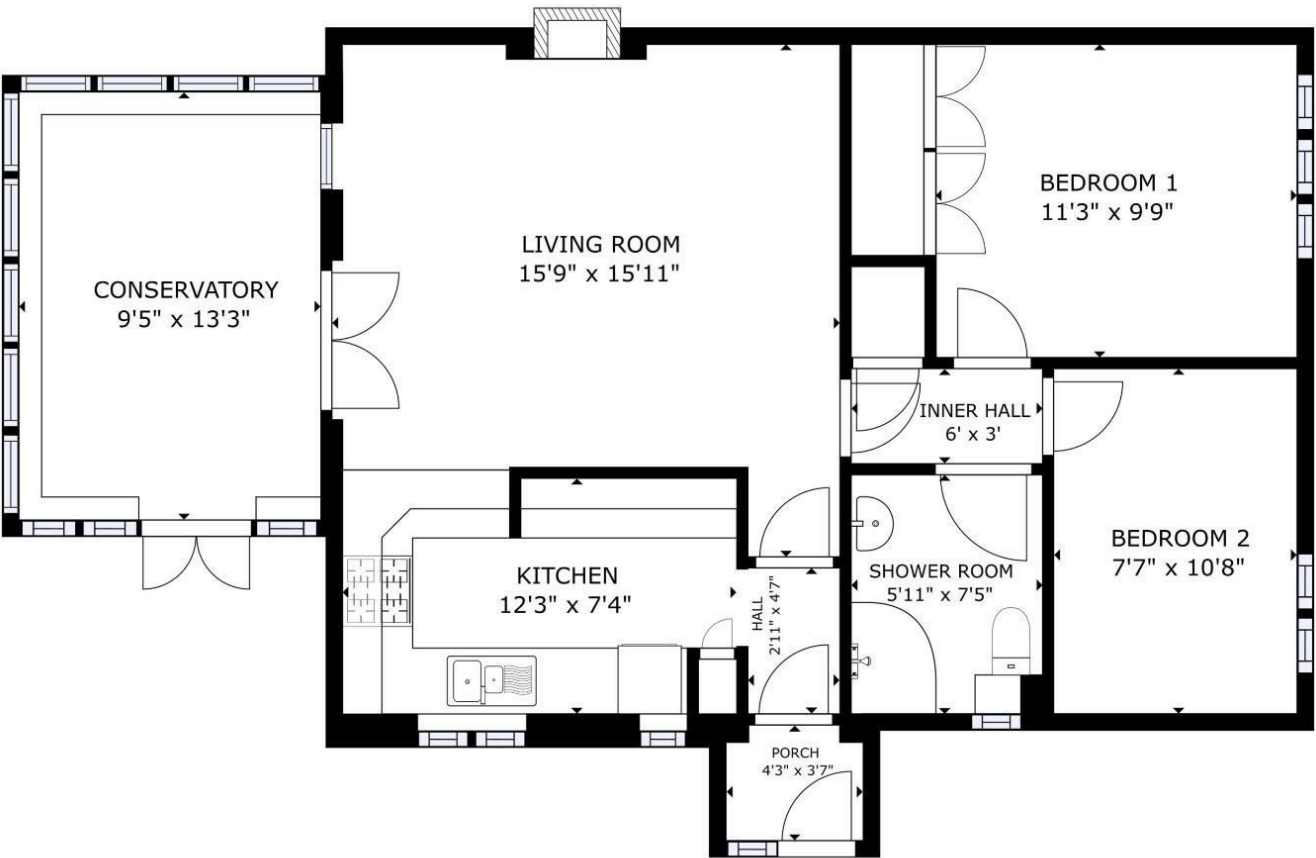
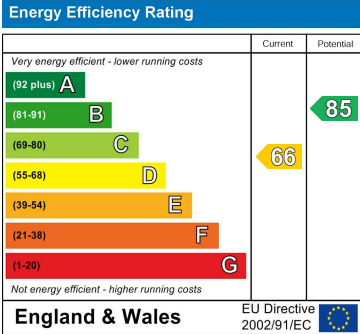


25 Llys Dedwydd, Pentre Halkyn, Holywell, Flintshire, CH8 8AN



GROSS INTERNAL AREA
FLOOR 1: 770 sq ft
TOTAL: 770 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



25 Llys Dedwydd

Pentre Halkyn, Holywell, Flintshire,
CH8 8AN

Price
£240,000

AN IMMACULATELY APPOINTED AND TASTEFULLY UPDATED TWO BEDROOM DETACHED BUNGALOW with conservatory and garage, standing within attractive gardens with views across to the Dee Estuary, Wirral Peninsular and Liverpool in the far distance. This attractive bungalow is presented to a high standard throughout and benefits from gas fired central heating, double glazing, custom made shutters to both bedrooms and high standard of decorative order. It forms part of this established cul de sac of varying property types located some 8 miles from Mold and with easy access onto the A55 Expressway enabling excellent access along the north Wales coast, to Chester (16 miles) and the motorway network beyond. In brief comprising; entrance hall, inner hall, spacious living room with marble fireplace, conservatory with views over the garden, a well appointed kitchen with integrated appliances and breakfast bar, bedroom one with built-in wardrobes and furniture, second bedroom and shower room. Driveway parking for three cars, detached garage and private enclosed rear garden with lawn and extensive split-level paved patio areas.

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.



www.cavendishproperties.co.uk

LOCATION

The property stands in an attractive position towards the head of an established cul de sac bordering onto farmland with views across to the Dee Estuary and Wirral Peninsula. Pentre Halkyn is a small rural village standing in an elevated setting overlooking the Dee Estuary some 5 miles from Mold, 3 miles from Holywell and 15 miles from Chester. The village has local shop catering for most daily requirements whilst the nearby A55 Expressway provides ease of access for those wishing to commute throughout the region.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Double glazed UPVC panelled front door to reception hall.

RECEPTION HALL

Wood effect flooring, internal white panelled door to inner hall. Radiator, archway leading through to the kitchen, internal door leading through to living room.

LIVING ROOM

4.57m x 3.94m (15' x 12'11")



A well proportioned room with a fine carved marble style fireplace and hearth with matching inset and coal effect gas fire, coved ceiling, three wall light points, TV aerial point, full length internal double glazed window and matching French doors leading through to the conservatory.

**CONSERVATORY**

3.63m x 2.67m (11'11" x 8'9")



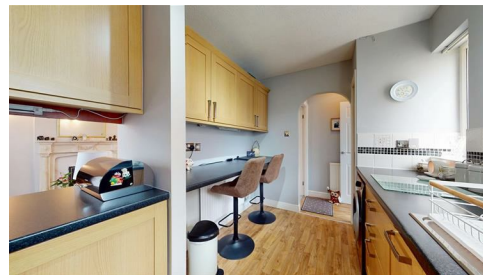
Built on a brick base with UPVC double glazed windows overlooking the garden and with far reaching views across to the Wirral Peninsular and Liverpool in the far distance. Dark toned laminate wood effect flooring with electric underfloor heating, Baxi Brazillia gas heater, pitched polycarbonate type roof with suspended fan/light unit, power points and UPVC double glazed exterior doors to the garden.

**KITCHEN**

3.66m x 2.24m (12' x 7'4")



Well fitted with an attractive range of light oak style base and wall units with contrasting dark toned work surfaces to include a large breakfast bar for three people. Integrated appliances comprising stainless steel four burner gas hob with matching stainless steel cooker hood and electric double oven beneath, integrated slimline dishwasher, plumbing for washing machine, inset sink unit with preparation bowl and mixer tap. Two double glazed windows, wood effect flooring, radiator, built-in broom cupboard and further built-in cupboard housing the Worcester gas fired central heating boiler.

**INNER HALLWAY**

Loft access and built-in airing cupboard with pre lagged hot water cylinder tank and slatted shelving.

BEDROOM ONE

3.40m x 2.95m (11'2" x 9'8")



A good size bedroom with double glazed window to the front with custom made shutters, range of fitted wardrobes extending the full length of one wall with light wood effect door fronts together with matching dressing table and bedside cabinets, and radiator.

**BEDROOM TWO**

3.20m x 2.31m (10'6" x 7'7")



Double glazed window to the front with custom made shutters, laminate wood effect flooring and radiator.

SHOWER ROOM

2.24m x 1.78m (7'4" x 5'10")



A fully tiled shower room comprising corner shower cubicle with Mira Sports electric shower, pedestal wash basin, low flush WC, tiled floor, radiator, high level double glazed window and extractor fan.

OUTSIDE

The property occupies an attractive position set back to the head of this established cul de sac and is approached over a long tarmacadam driveway which extends to the side of the property providing parking for three cars as well as access to the detached garage.

FRONT GARDEN

Front lawned garden area with mature hedging and shrub borders. Outside security light and tap.

GARAGE

2.49m x 5.21m (8'2" x 17'1")



Brick built single garage with up and over door, power and light installed.

REAR GARDEN

A particular feature is the landscaped rear garden which enjoys a high degree of privacy as well as views across to the estuary, Wirral peninsular and Liverpool in the far distance. The garden is centred around a shaped lawn together with split-level paved patio areas interspersed by well established shrubbery borders and specimen trees. There is also an aluminium framed greenhouse located to the bottom left hand corner. Outside power point.

**DIRECTIONS**

From Mold proceed to Northop and join the A55 in a westerly direction towards Conwy. After approximately 3 miles take the exit signposted for Pentre Halkyn. Bear left at the junction and proceed up the hill, passing the Springfield Hotel on the left, and at the brow of the hill turn sharp right into the village centre. Continue past the Post Office and take the next left thereafter signposted for Brynford. Llys Dedwydd is then the first turning on the right hand side. Proceed to the top of the cul de sac, following the road around to the right, whereupon the property will be found set back on the left hand side.

COUNCIL TAX

Flintshire County Council - Tax Band D

TENURE**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.

VIEWING

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

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

DW/PMW