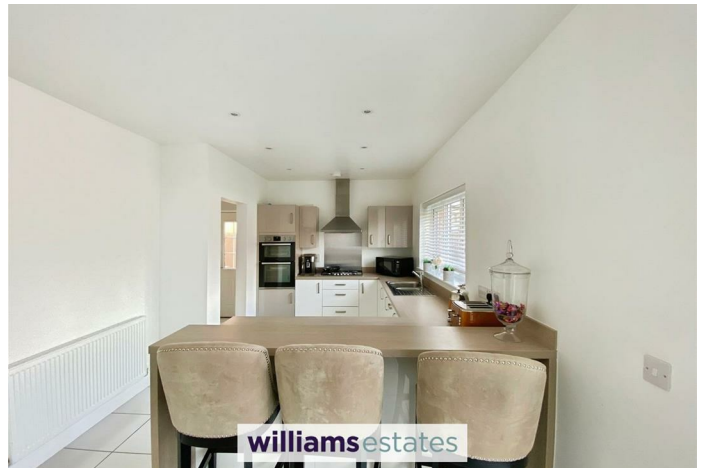


williams estates



**33 Old Hall Road, Hawarden, Deeside,
Flintshire, CH5 3JH**

£495,000

 5  4  2  B

EPC - B85

Council Tax Band - G Tenure - Freehold

SUMMARY

Williams Estates are delighted to bring to the market this impressive five-bedroom detached family home in a sought-after location in Hawarden with excellent transport links

Located in a highly desirable residential area, this spacious and beautifully appointed five-bedroom detached property offers superb family accommodation arranged over three floors. With excellent transport links and close proximity to both primary and secondary schools, this is an ideal home for families seeking space, comfort, and convenience.

The ground floor welcomes you with a generous living room and an impressive open-plan modern kitchen and dining area — perfect for everyday living and entertaining. A convenient downstairs W.C. adds to the practicality of the home, while a single integrated garage and driveway parking provide ample space for vehicles.

Upstairs, the property features five well-proportioned bedrooms, two of which enjoy luxurious en suite bathrooms. A modern family bathroom serves the remaining bedrooms. The flexible three-storey layout allows for additional office or guest space, offering versatile living for today's busy lifestyles.

Outside, the home boasts an enclosed rear garden, ideal for children, pets, or summer entertaining in a private and secure setting. With a wealth of modern features and situated in a thriving community, this exceptional home offers everything a growing family could need — viewing is highly recommended.

Tenure:Freehold, EPC Rating: B85, Council Tax Band: G



Accommodation

This magnificent family home is accessed via a composite door leading into the entrance hallway.

Entrance Hallway

Having a radiator, uPVC double glazed window to the front elevation, stairs leading up to the first floor, doors off, power points and lighting.

W.C

5'4" x 4'11" (1.63 x 1.5)

Having, low flush W.C, tiled flooring, radiator, pedestal wash basin with mixer taps over and tiled splashback.

Living Room

19'4" x 10'9" (5.9 x 3.3)

A large living room with double glazed bay window to the front elevation, two double radiators, decorative fireplace with living flame style fire, inset television stand, built in wall units with cupboards and storage, powerpoints and lighting.

Kitchen

12'1" x 8'6" (3.7 x 2.6)

A spacious kitchen that is of open plan with the dining area, having Zanussi integrated oven and grill, five ring gas hob with extractor hood over, integrated dishwasher, double glazed window overlooking the rear garden, breakfast bar with seating, radiator, 1 1/2 drainer sink with mixer taps over, wall, drawer and base units with worktops over. Tiled flooring throughout and opening to the utility room.

Dining Room

16'0" x 14'9" (4.9 x 4.5)

Being of open plan with the kitchen and having, radiator, tiled flooring, full length double glazed bay windows and patio doors opening out onto the rear garden, power points, lighting and space for dining room table.

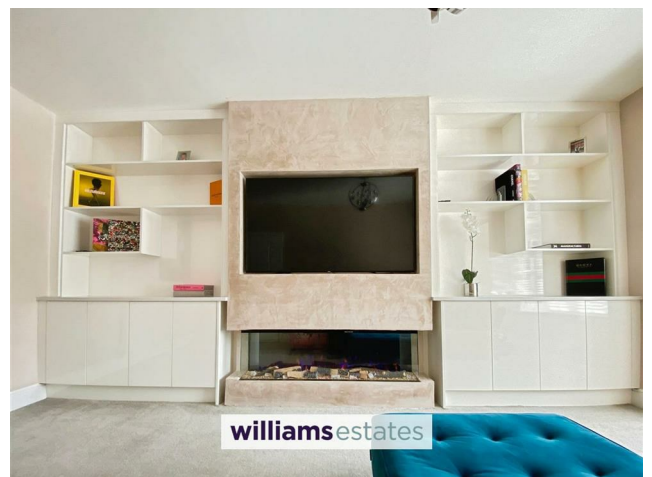
Utility Room

6'10" x 5'2" (2.1 x 1.6)

Having a radiator, cupboard housing the worcester combination boiler, wall, drawer and base units with worktops over, stainless steel sink with mixer tap over, double glazed obscure uPVC door and window to the side elevation, void and plumbing for washing machine, heating thermostat, consumer unit, tiled flooring, power and lighting.

First Floor Landing

Having stairs leading up from the ground floor, stairs leading up to the second floor, doors off, airing cupboard housing the water tank, power points, lighting and a uPVC double glazed window to the front elevation.





Bedroom Three

12'9" x 9'6" (3.9 x 2.9)

A generous sized double bedroom with uPVC double glazed window to the front elevation, radiator, power points and lighting.

Bedroom Five/Office

9'10" x 8'6" (3.0 x 2.6)

A double bedroom having a uPVC double glazed window overlooking the rear garden, radiator, power points and lighting.

Family Bathroom

8'6" x 7'2" (2.6 x 2.2)

A good sized family bathroom, having laminate flooring, shower enclosure with wall mounted shower, bathtub with mixer taps over, partially tiled walls, chrome heated towel rails, pedestal wash basin with mixer taps over, low flush W.C, uPVC obscure double glazed window to the rear elevation and downlighting.



Bedroom Four

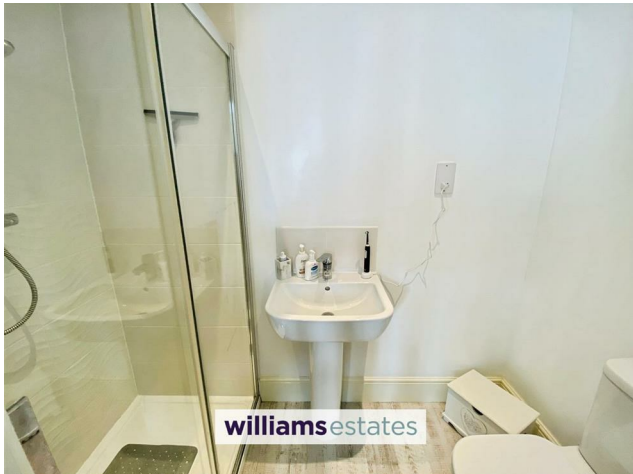
11'9" x 9'2" (3.6 x 2.8)

A double bedroom with uPVC double glazed window overlooking the rear garden, radiator, power and lighting.

Bedroom Two

11'1" x 11'1" (3.4 x 3.4)

A generous sized double bedroom with uPVC double glazed window to the front elevation, built in wardrobes, radiator, power points, lighting and door leading to the en-suite.



En-Suite

7'6" x 3'11" (2.3 x 1.2)

Having a low flush W.C, pedestal wash basin with mixer taps over, shower enclosure with wall mounted shower, radiator and laminate flooring.

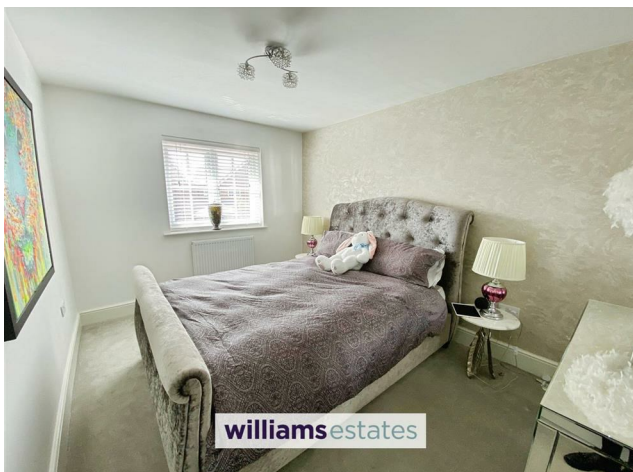
Second Floor Landing

Having stairs leading up from the first floor and doors off.

Dressing Room

9'6" x 9'6" (2.9 x 2.9)

A large dressing room having built in shelving/hanging space, velux double glazed window to the front elevation, power points, radiator and lighting.



Bedroom One

22'7" x 15'5" (6.9 x 4.7)

A large and spacious double bedroom with sloping ceiling with two velux double glazed windows to the rear elevation, built in wardrobes, radiator, power points and lighting and door to the en-suite.

En-Suite Shower Room

6'6" x 5'6" (2.0 x 1.7)

A bright and spacious en-suite with radiator, velux double glazed uPVC window to the rear elevation, shower enclosure with wall mounted shower, laminate flooring, vanity unit with low flush W.C and hand wash basin with mixer taps.

Outside

The front of the property benefits from a driveway with ample off road parking, leading up to a single integrated garage.

To the rear of the property is a private and enclosed rear garden that is mainly laid to lawn with a patio area, perfect for alfresco dining, the garden is bound by timber fencing, making it secure for pets and children.

Description

Old Hall Road is a quiet and peaceful cul-de-sac located in a sought after area of Hawarden, having excellent transport links to the A55 and beyond. This property is within walking distance from local shops, pubs and amenities and is in the catchment area for local primary and secondary schools.

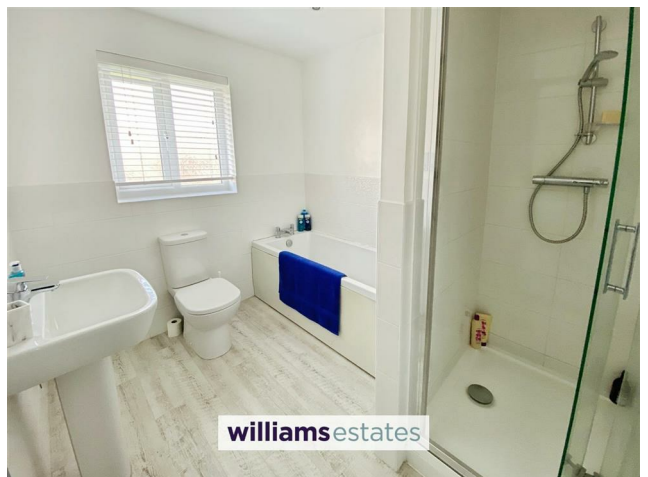
Directions

From our Mold office, follow Chester St to Mold Byp/A494

3 min (0.7 mi), Continue on A494 to B5125. Take the exit for B5127 from A494

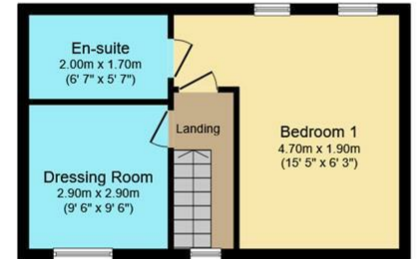
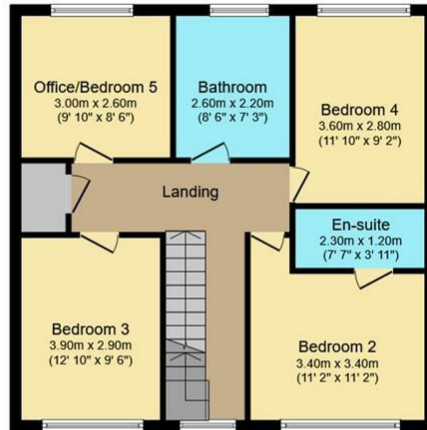
6 min (4.1 mi), Continue on B5125. Drive to Old Hall Rd

3 min (0.7 mi)









Total floor area: 174.8 sq.m. (1,881 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	

Call us on
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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