



## Cwrt Cwellyn, Hawarden

£550,000

EPC rating: C  
Tenure: Freehold  
Council Tax Band: F







“ This stylish, family-sized detached residence exudes quality at every turn. Boasting three reception rooms and a superbly appointed kitchen, the ground floor offers expansive living spaces. Upstairs, four double bedrooms, two with modern en-suites, and a family bathroom provide comfort for all. The beautifully designed interior features high-end finishes throughout, from the stunning breakfast kitchen with quartz worktops to the galleried landing with spindled balustrade. Set in a modern cul-de-sac with private parking and an enclosed garden, this home perfectly balances luxury and practicality.

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Cwrt Cwellyn is situated on the fringes of the village of Hawarden enjoying easy access to Hawarden village, Chester city centre and Broughton Retail Park. The property is conveniently situated for Airbus, and easy access is also enjoyed to the A55 southerly by pass which links well with the Chester Business Park and M53/M56 motorway network. Good local schooling is available for nursery, primary and secondary education.



This double bay-fronted home features a welcoming hallway leading to a spacious living room and family room. The rear boasts a stunning breakfast kitchen with light grey shaker units, quartz worktops, pantry cupboard, and quality appliances. It flows into an extended dining area with bi-folding doors opening onto a patio terrace. A laundry room and downstairs WC complete the ground floor, offering practical and stylish living spaces.





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The first floor of this expansive detached home boasts a galleried landing with spindled balustrade, leading to four generously-sized double bedrooms. Three rooms feature fitted wardrobes, whilst the principal and guest bedrooms benefit from modern en-suite shower rooms. A spacious family bathroom completes the accommodation. The layout provides ample space for a growing family, with stylish fixtures throughout. The well-designed upper level ensures privacy and comfort for all.

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Situated in a cul-de-sac within an attractive modern development, this property offers private off-road parking for several vehicles, alongside a lawn and paved pathway to the entrance. An attached garage with electric door provides additional storage. The side access leads to a spacious paved patio terrace, complemented by a raised lawned garden perfect for children's play. Well-enclosed, the rear garden is a real sun trap being South West facing and it borders a field, creating a good degree of privacy.

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## Need to know

- Cul-de-sac position in attractive modern development
- Three reception rooms plus stunning breakfast kitchen with quartz worktops
- Galleried landing leading to four bedrooms, two with en-suite shower rooms
- Private garden with patio terrace, bordered by a field for added privacy
- Quality appointment around every turn
- Connected to all mains services; GCH



Interested?

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.





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