



Garth

134 The Highway, Hawarden, Deeside, CH5 3DJ

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

Garth

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Offers over - £500,000

As Selling Agents, Rostons are delighted to offer for sale Garth, a superb detached family home situated along The Highway, near to the centre of Hawarden Village in North Wales. The property now requires some modernisation, however offers scope for improvement and development, enjoying a large plot plus ample off road parking and two single garages.

The accommodation is over 2 floors, boasting flexible living accommodation including entrance hall, cloakroom, 3 excellent size reception rooms, 2 utility rooms and ground floor W.C. plus a modern breakfast kitchen. To the first floor there is a landing, 3 double bedrooms, one of which having an en-suite shower room plus a well appointed 4 piece bathroom.

Externally on approach, the property is well set back from the highway having a mature frontage and driveway parking extending to 2 single garages situated to either side of the property. To the rear there is a large garden being mainly lawned with mature trees and patio area. As this property cannot be fully appreciated from the roadside, an internal inspection is highly recommended.

LOCATION

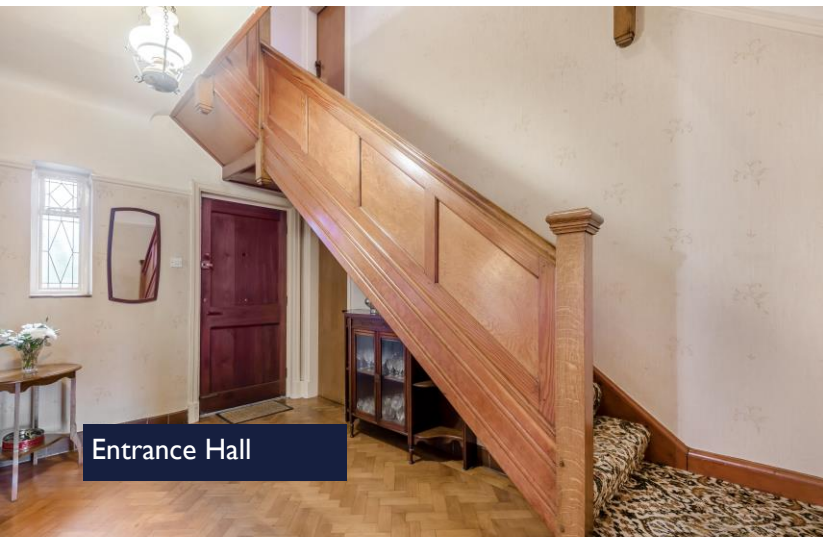
Hawarden is a sought after Village in the County of Flintshire, located just off the A55 North Wales Expressway, affording a selection of shops, pubs and restaurants, popular schooling, recreational facilities and set only a brief distance to Chester City Centre and popular North Wales Villages.

On the educational front there are noted Local Schools including Hawarden High School, Hawarden Village Voluntary Aided CIW Primary School, Penarlag CP School plus Private Education in nearby Chester at Kings and Queens, plus Abbey Gate College in Saighton.





Dining Room



Entrance Hall



Study



Sitting Room

ACCOMMODATION ENTRANCE HALL

Timber panel door through to the entrance hall having wood block flooring, stairs to the first floor landing, radiator, window to front, large cloaks cupboard with window to front.

STUDY

A good size reception room utilised as a study having a bay window to front, window to side, gas fire, radiator, wood block flooring.

DINING ROOM

Window to side, double glazed windows and French doors to rear garden, gas fire, wood block flooring, radiator, door through to reception No. 3.

SITTING ROOM

Double glazed windows and French doors to rear garden, decorative fireplace, radiator, door to inner hall, door through to the utility and ground floor W.C.



Kitchen

UTILITY/LAUNDRY

Wall and base units, single drainer unit, plumbing point for a washing machine, space for additional white goods, tile walls, double glazed window and door to side.

W.C.

W.C. and wash hand basin, part tile walls, double glazed window.

INNER HALL

Situated off the sitting room having a double glazed door to outside and doors to the garage, utility and breakfast kitchen.

UTILITY

Wall, base and drawer units, double drainer sink unit, mix tap over, gas central heating boiler, radiator, tile splash backs, window to side.

BREAKFAST KITCHEN

Fitted with a modern range of wall, base and drawer units, single drainer sink unit, NEF electric oven, Hot Point electric hob, extractor above, plumbing point for a slimline dishwasher, radiator, tile splash backs, 2 double glazed windows.



Utility



Kitchen

FIRST FLOOR LANDING

Window to front, radiator.

SHOWER ROOM

Comprising a shower base tray with main shower.

BEDROOM 1

2 double glazed windows to rear, wardrobe and airing cupboard housing the hot water cylinder and shelving.

EN-SUITE

Comprising a shower cubicle with main shower, WC. and wash hand basin, part tile walls.

BEDROOM 2

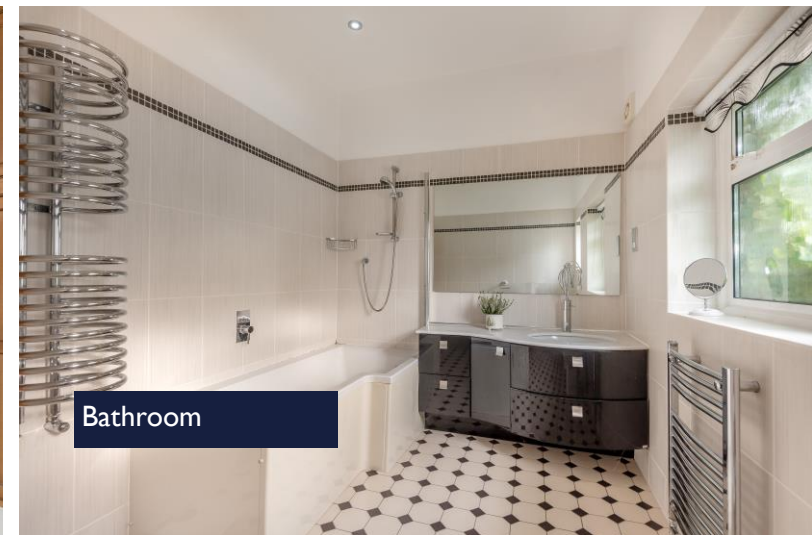
2 double glazed windows, radiator.

BEDROOM 3

Windows to front and side, fitted wardrobe, radiator.

BATHROOM

Panel bath, mains shower, vanity wash hand basin, bidet and W.C. tile walls, 2 heated towel rails, loft access point, 2 double glazed windows.





Garden

OUTSIDE

On approach the property is well set back from the road having mature frontage and driveway parking extending to 2 single garages, situated to either side of the property. There is a large garden being mainly lawn with mature trees, greenhouse and patio area.

SERVICES

Mains electric, gas and water

COUNCIL TAX

G

EPC

D

N.B.

The potential buyer should note that the property is not registered at Land Registry.



Garden



Garden

LOCATION

On the commuter front, local motorway networks link all major commercial centres of the North West via the A55 North Wales Expressway, M53 and M56 motorways. Both Manchester Airport and Liverpool John Lennon Airport are also situated within 1 hours drive. Chester Train Station offers a direct route to London Euston in under 2 hours.

APPROXIMATE DISTANCES

Chester City Centre – 9 miles
Liverpool John Lennon Airport – 29.3 miles
Manchester Airport – 38.9 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

DIRECTIONS

Sat Nav: CH5 3DJ

What3Words: ///slap.informer.dizzy

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

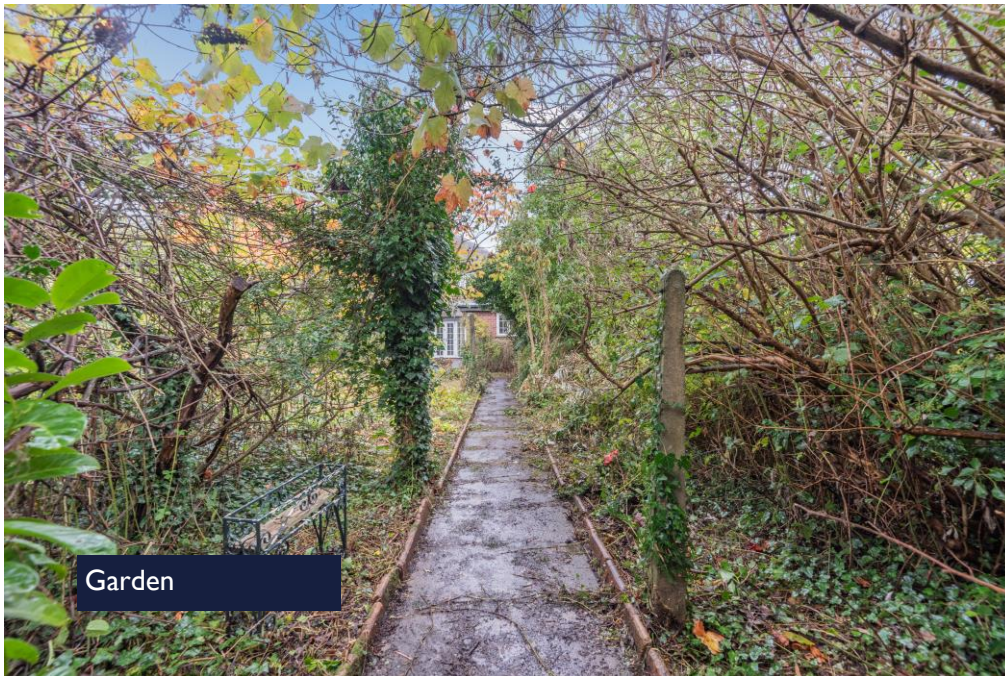
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

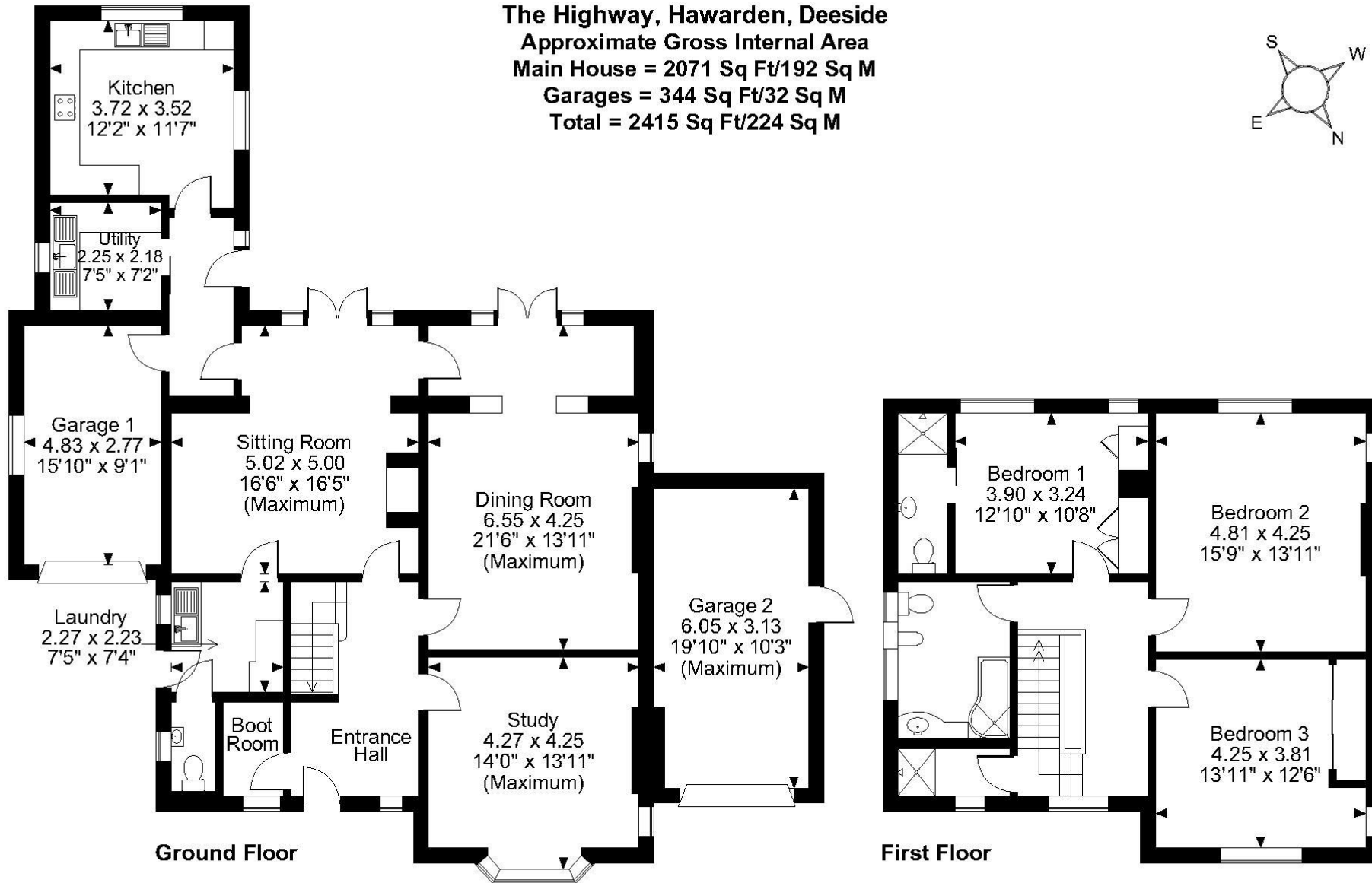
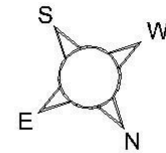
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



The Highway, Hawarden, Deeside
Approximate Gross Internal Area
Main House = 2071 Sq Ft/192 Sq M
Garages = 344 Sq Ft/32 Sq M
Total = 2415 Sq Ft/224 Sq M



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