

# 3 LLYS Y FAENOL

HAWARDEN, DEESIDE, CH5 3SR





**A charming two bedroom barn conversion in a quiet Hawarden cul-de-sac. Light-filled living room, contemporary kitchen, two spacious bedrooms, private garden and 2 parking spaces. Close to Chester, A55, and motorway links, perfect for modern living!**

### THE GRAND TOUR

This attractive two-bedroom mid-terrace barn conversion forms part of an exclusive courtyard development on the outskirts of Hawarden, with excellent access to Chester and the wider motorway network via the A55 North Wales Expressway. Built by Anwyl Homes in 2006, the property offers well-planned accommodation finished to a high standard throughout including oak panelled doors, gas central heating and double glazing.

The ground floor comprises an entrance hall with cloakroom/WC, an inviting living room featuring a deep-sill low-level window to the front elevation and French doors opening onto a low-maintenance rear patio garden, ideal for relaxing or entertaining. The well-appointed kitchen provides a practical space for everyday living.

To the first floor, the landing leads to a dual-aspect principal bedroom with ample space for fitted wardrobes, a second generous bedroom, and a smart, well-presented bathroom with a three-piece suite.

Externally, the property benefits from a private low-maintenance garden and two allocated parking spaces to the front.

### LOCATION

Hawarden is a highly regarded village offering a strong sense of community alongside excellent everyday amenities. Well known for its welcoming atmosphere it appeals to families, professionals, and downsizers alike thanks to its balance of village life and excellent connectivity.

The village is well served by a range of local shops, cafés, and independent businesses giving Hawarden a lively yet relaxed feel with everything needed for day-to-day living close at hand. A particular highlight is Hawarden Farm Shop, which acts as both a local food destination as well as a social hub offering quality produce, café space, weekly workshops and a real sense of community connection.





For wider amenities, Broughton Retail Park is just a short drive away providing a wide selection of high-street retailers, supermarkets, restaurants and leisure facilities. Transport links are a key advantage, with easy access to the A55 North Wales Expressway and M56 connecting Hawarden efficiently to Chester, Liverpool, and the wider North West region.

Outdoor space is another strong feature of the area. The Gladstone Estate and surrounding countryside offer attractive walking routes and green spaces, ideal for dog walkers, families, and those who enjoy spending time outdoors. The village itself retains a calm, well-kept feel, supported by an active and engaged local community.

A detailed description:

**RECEPTION HALLWAY - 1.89m x 1.27m**

Front aspect timber glass panelled door, ceiling mounted light fitting, coved ceiling, single panel radiator, timber floor. Door to WC and Living Room.

**WC - 1.88m x 0.93m**

Timber framed glazed window, low level WC, pedestal wash hand basin with chrome mixer tap and tiled splashback, tiled floor, single panel radiator and ceiling mounted light fitting.

**LIVING ROOM - 6.46m x 4.47m (max)**

An attractive, bright room with front aspect double glazed window, rear aspect double glazed double doors opening up onto courtyard garden, timber flooring, two ceiling mounted light fittings, coved ceiling, two double panel radiators and aerial point. Staircase rising to first floor and doors through to useful storage cupboard and Kitchen.

**KITCHEN- 2.62m x 2.42m max**

A selection of modern wall and base level kitchen units with silver handles incorporating bowl and half stainless steel sink unit with drainer and chrome mixer tap. Granite effect laminated work surfaces with tiling to work surface areas. Four ring gas hob with stainless steel 'chimney style' extractor above, integrated oven and grill, integrated fridge and freezer, space for washing machine, radiator, recessed ceiling spotlights and floor tiling.

**LANDING**

Ceiling light point and radiator. Doors through to Bedroom One, Bedroom Two and Family Bathroom.



### **BEDROOM ONE - 4.52m x 3.35m max**

A bright dual aspect bedroom with timber framed windows to front and rear elevation, radiator, recessed spotlights to ceiling, coved ceiling, ample space for wardrobes and seating area.

### **BEDROOM TWO - 2.97m x 2.08m**

Front aspect timber frame double glazed window, ceiling light fitting, radiator. Door to useful storage cupboard housing the gas central heating boiler.

### **FAMILY BATHROOM - 3.00m x 1.29m**

A well appointed three piece suite in white with chrome style fittings comprising; bath with central taps and shower over, glazed shower screen, low-level WC, free standing wash hand basin with mixer taps, chrome heated towel rail, tiled flooring, recessed ceiling spotlights, window with obscured glass to the rear elevation, wall mounted extractor and partially tiled walls.

### **EXTERNALLY**

The rear enclosed garden is a delightful feature, laid mainly to patio with boundaries defined by panelled fencing and mature planting to borders. Access also available via a pedestrian gate. To the front is a lawned garden with patio area for a bistro set and two car parking spaces.

### **WHAT3WORDS ///**

PRICES. STRICT.LOCK.

### **FINER POINTS**

- Floor plans are intended as general guidance and are not to scale
- The property is offered for sale with 'No Onward Chain'

### **TENURE**

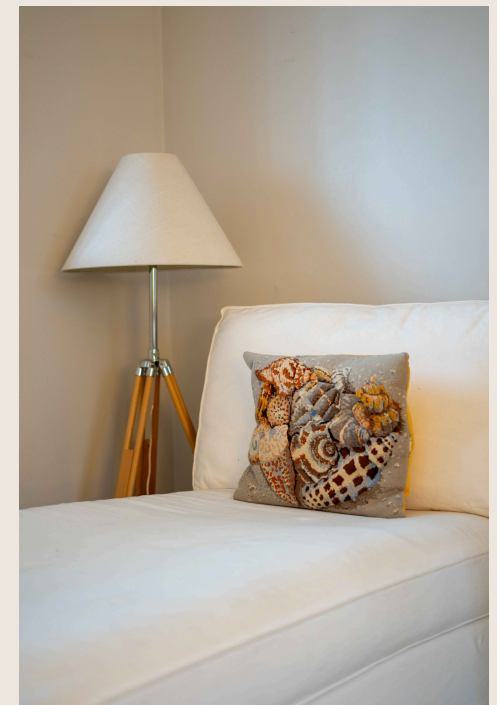
The property is subject to leasehold tenure for a term of 999 years from 2007 with an annual ground rent of £150 per annum payable. There is also a residents' management committee responsible for the communal areas and a current maintenance fee of £430 per annum for the ongoing maintenance of the road, exterior lighting and mowing of the front lawns to each of the properties. Purchasers should verify this through their solicitor.

### **COUNCIL TAX**

Council Tax Band 'D' - Flintshire

### **SERVICES**

We understand that mains gas, electricity, water and drainage are connected.





## VIEWINGS

By prior appointment 7 days a week please call Lesley or Jonathan to arrange a viewing

## AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

## LOOKING TO MOVE BUT NEED TO SELL FIRST?

If this property has caught your eye but you need to sell your current home, Chapter by Scott & Spencer is here to help. Please don't hesitate to contact us to learn how we can assist you.

We offer a free, no-obligation appraisal of your home and are available seven days a week, including evenings, to fit around your schedule.

We would both be delighted to help you.

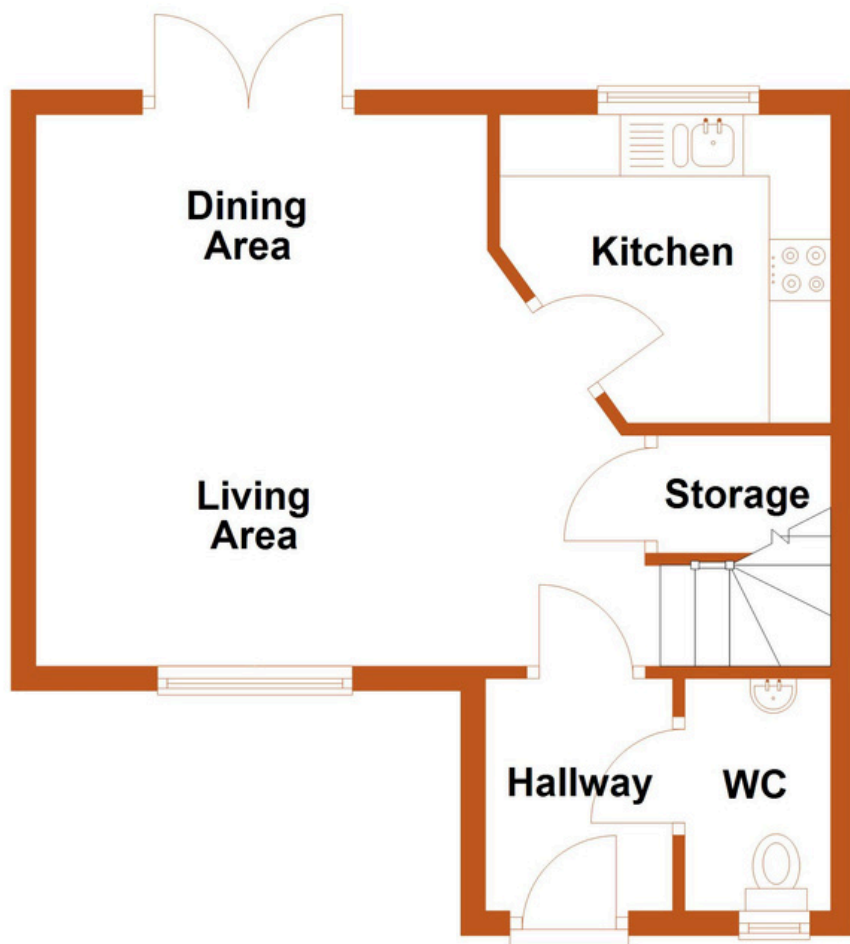
## METHOD OF SALE

For sale by Private Treaty.



## Ground Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



## First Floor

Approx. 29.7 sq. metres (319.7 sq. feet)



Total area: approx. 64.2 sq. metres (691.1 sq. feet)



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