

Hawarden Way, Mancot, DEESIDE. CH5 2EL  
£195,000 MS10326



**DESCRIPTION:** A period property in a popular village. A spacious property with private gardens to the rear. The property comprises: entrance hall with decorative tiled floor, lounge with log burner, large dining room, fitted kitchen, lean to conservatory overlooking the lovely gardens. To the first floor are three bedrooms and a shower room. The property benefits from gas heating. Parking to the front and a drive leading to a larger than average brick built garage 23' 2 X 9 '3. Lovely gardens to the rear. Viewing recommended.

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**ANGELA WHITFIELD FNAEA – RESIDENT PARTNER**

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

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**DIRECTIONS:** Turn right out of the Shotton office and proceed to Queensferry and continue through the traffic light intersection to the roundabout and take the second exit for Sandycroft/Pentre continue along here and after passing the speed camera turn right at the traffic lights into Leaches Lane and continue passing the school into Hawarden Way where the property will be seen further along on the left hand side.



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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088  
Holywell Office: 01352 712271



**LOCATION:** Situated in an established residential village being convenient for employment opportunities in British Aerospace and the industrial estate. The A55 link Road provides access to Chester, Liverpool and the North Wales Coast.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Radiator. Decorative tiling to the floor. Under stairs storage housing the plumbing for the washing machine and space for a tumble dryer.



**LOUNGE:** 17' 1" x 12' (5.21m x 3.66m) Radiator and double glazed window. Log burner in an inglenook style fireplace.



**CONSERVATORY:** 15' 2" x 8' 4" (4.62m x 2.54m) Tiled floor and double glazed windows and doors to the gardens.



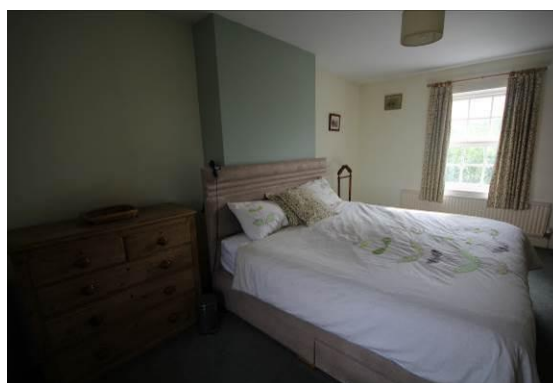
**DINING ROOM:** 17' 2" x 9' (5.23m x 2.74m) Radiator and two double glazed windows.



**KITCHEN:** 8' 4" x 8' (2.54m x 2.44m) Radiator and double glazed window. Plumbing for an automatic dish washer, one and a half stainless steel sink unit with storage below and matching wall and base units with work surface over. Electric oven and gas hob. Laminate floor.



**BEDROOM 1:** 17' 2" x 10' 2" (5.23m x 3.1m) Bright and airy space with dual aspect. Two radiators. One single glazed window and one double glazed window.



**BEDROOM 2:** 12' 1" x 8' (3.68m x 2.44m) radiator and double glazed window.



**BEDROOM 3:** 9' x 8' 9" (2.74m x 2.67m) Radiator and cupboard housing the gas boiler.



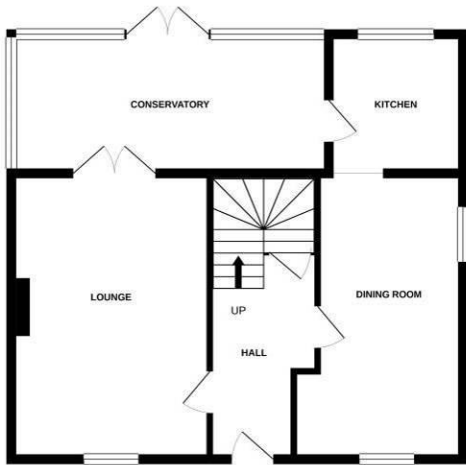
**SHOWER ROOM:** Heated towel rail, double glazed window, w.c., wash hand basin and shower cubicle. Complimentary tiling.



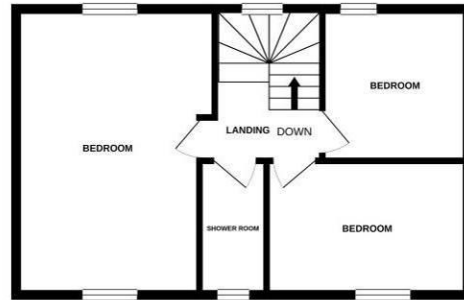
OUTSIDE: Coloured stone divided by timber sleepers provides parking directly in front of the property and there are established plants and shrubs. A narrow drive providing narrow access to the side and garage with up and over door measuring 23'2 X 9'3 with light and power connected and recently replaced side personal door. A gate leads to the rear decked patio and lawn gardens with established shrubs and trees.



GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.

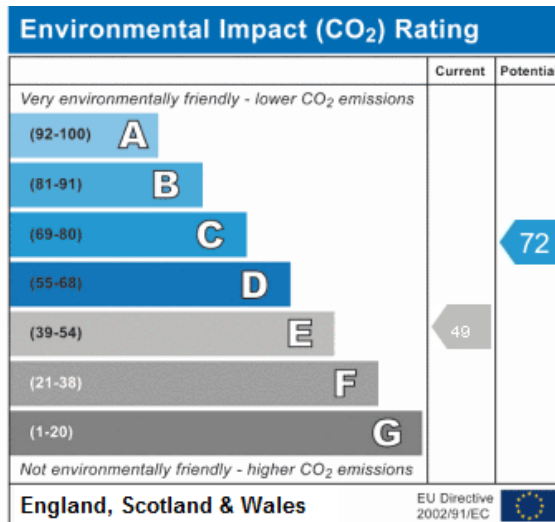
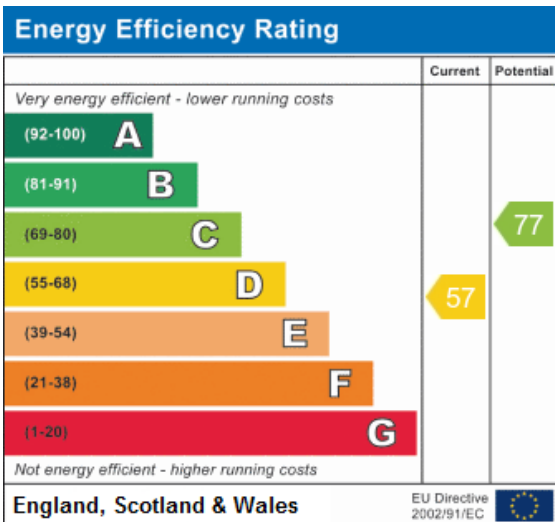


1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1150 sq.ft. (106.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify 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. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.