

90 Llys Derwen, Higher Kinnerton, Chester, CH4 9AA

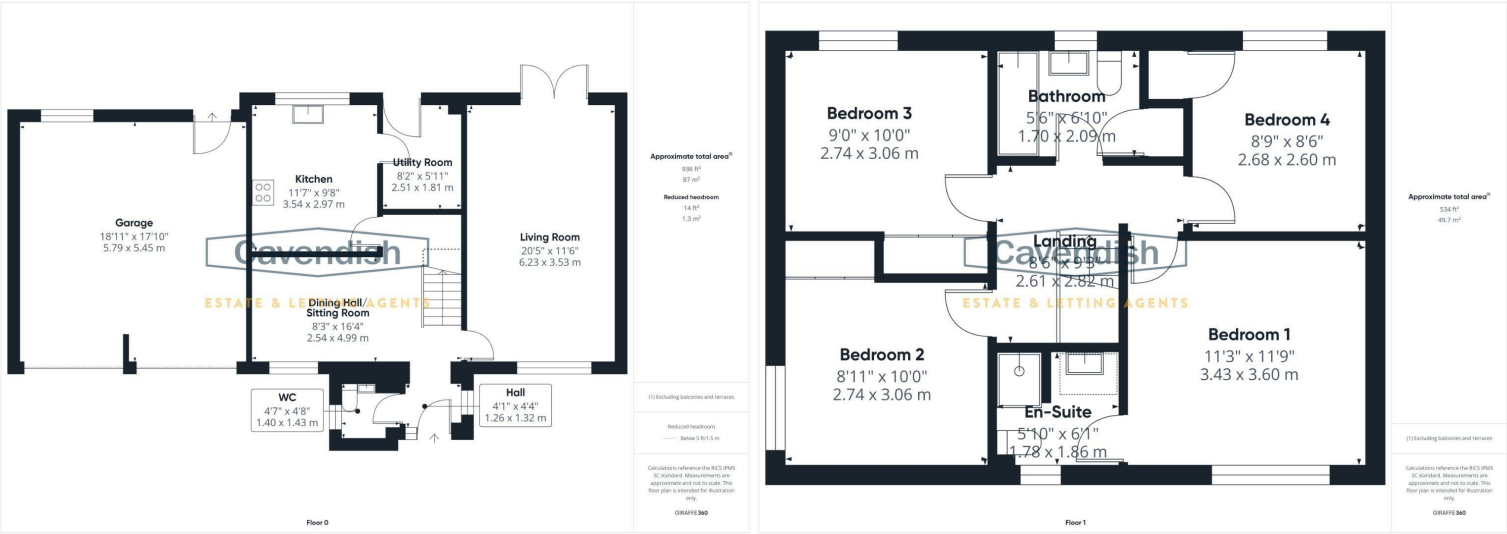
Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

90 Llys Derwen
Higher Kinnerton, Chester,
CH4 9AA

Price
£400,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

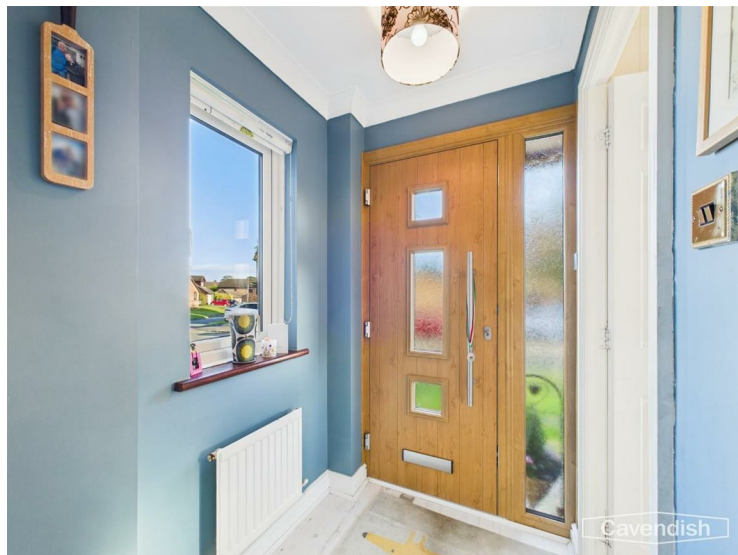


www.cavendishproperties.co.uk

* DETACHED HOUSE ON DESIRABLE ROAD * DOUBLE GARAGE. A well presented four bedroom detached house located along Llys Derwen in the popular village of Higher Kinnerton. The accommodation briefly comprises: entrance hall, cloakroom/WC, dining hall/sitting room, dual-aspect living room with feature fireplace and French doors to the rear garden, breakfast kitchen with integrated cooking appliances, utility room with additional storage cupboards and sink unit, landing, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two with fitted wardrobes, bedroom three with fitted wardrobes, bedroom four with built-in wardrobe, and family bathroom. The property benefits from gas fired central heating with a Worcester boiler and has UPVC double glazed windows. Externally there is a lawned garden at the front with two mature trees and a tarmac driveway leading to a double garage with twin up and over doors. To the rear there is a delightful garden laid mainly to lawn with Indian stone paving and shrub borders being enclosed by high brick walling and wooden fencing. If you are looking for a family home in a sought after village location then we would strongly urge you to view.

LOCATION

The village of Higher Kinnerton is located on the Welsh/Cheshire border. Chester City centre is easily accessible by car, together with the Chester Business Park and the A55 North Wales Expressway allowing daily commuting to the various commercial and industrial centres of the region. The village centre has a shop, pubs, and a well regarded primary school. Buses run into Chester and Broughton and the A55 North Wales Expressway is within a few minutes' drive. The Broughton Retail Park with its Tesco superstore, a range of High Street shopping outlets and cinema complex is approximately 2 miles away.

THE ACCOMMODATION COMPRISES:**ENTRANCE HALL**

Composite double glazed entrance door with double glazed side panel, coved ceiling, ceiling light point, single radiator, laminate wood strip flooring, and UPVC double glazed window. Door to cloakroom/WC and opening to the dining hall/sitting room.

CLOAKROOM/WC

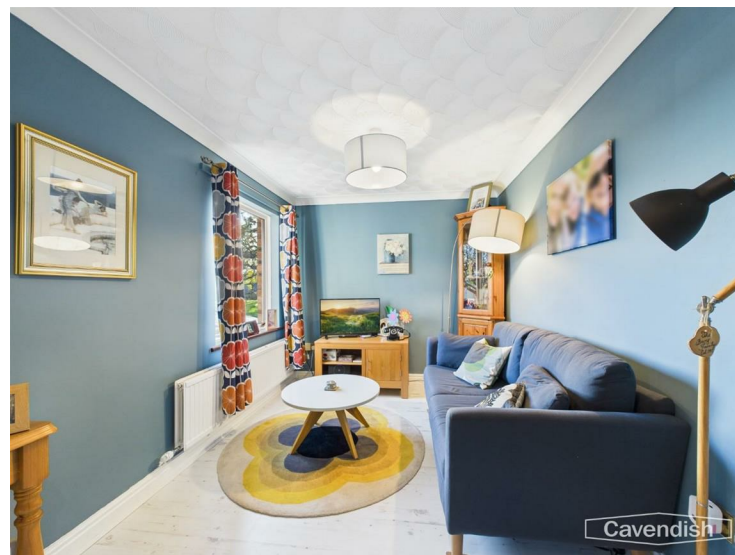
1.45m x 1.40m (4'9" x 4'7")



Coloured suite comprising: low level WC; and wall mounted wash hand basin. Tiled walls, single radiator, hanging for cloaks, vinyl tile effect flooring, ceiling light point, access to roof void, and UPVC double glazed window with obscured glass.

DINING HALL/SITTING ROOM

4.98m max x 2.57m extending to 3.56m (16'4" max x 8'5" extending to 11'8")



UPVC double glazed window overlooking the front, double radiator with thermostat, coved ceiling, two ceiling light points, smoke alarm, telephone point, TV aerial point,

DIRECTIONS

Proceed out of Chester over the Grosvenor Bridge to the Overleigh roundabout and take the third exit along Lache Lane. Continue into open countryside to the roundabout by Bodfari Foods and take the turning right towards Kinnerton, passing through Gorstella and Lower Kinnerton. On entering the village proceed past the Royal Oak public house and take the second turning right shortly after into Llys Derwen. Follow the road into the development and the property will be found after some distance on the right hand side just before the small green.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band F - Flintshire County Council

AGENTS NOTES

- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The boiler was installed in 2013.
- * The property has a burglar alarm system installed.

***ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

***EXTRA SERVICES - REFERRALS**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

pathway to the left hand side of the garage with wooden gate provides access to the rear garden.

DOUBLE GARAGE

5.77m x 5.36m (18'11" x 17'7")

With twin up and over garage doors, fluorescent strip lighting, power, cold water tap, electrical consumer board, UPVC double glazed window with obscured glass, and UPVC double glazed door to the rear garden.

OUTSIDE REAR



To the rear there is a neatly laid lawned garden with shrubbery borders and Indian stone flagged patio being enclosed by brick walling and wooden fencing. Outside lantern style light. The garden enjoys a south-westerly aspect.



lamine wood effect strip flooring, and spindled staircase to first floor. Doors to living room and breakfast kitchen.

LIVING ROOM

6.25m x 3.53m (20'6" x 11'7")



Dual-aspect living room with UPVC double glazed window overlooking the front, UPVC double glazed French doors to the rear garden, coved ceiling, ceiling light point, four wall light points, double radiator with thermostat, single radiator with thermostat, TV aerial point, and feature stone fireplace and hearth with cast-iron inset and decorative tiles housing a 'Living Flame' coal-effect gas fire.

BREAKFAST KITCHEN

3.53m x 2.97m (11'7" x 9'9")



Fitted with a modern range of cream fronted base and wall level units incorporating drawers and cupboards with laminated wood effect worktops. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring gas hob with extractor above and built-in electric double oven and grill. Wall tiling to work surface areas, plumbing and space for slimline dishwasher, ceiling light point, quarry tiled floor, single radiator with thermostat, and UPVC double glazed window overlooking the rear garden. Door to utility room.

UTILITY ROOM

2.54m x 1.80m (8'4" x 5'11")

Fitted base unit with worktop and matching wall cupboards. Plumbing and space for washing machine, space for tall fridge/freezer, quarry tile floor, wall mounted Worcester Greenstar condensing gas fired central heating boiler, central heating and hot water controls, ceiling light point, and UPVC double glazed door to outside.

LANDING



Spindled balustrade, smoke alarm, ceiling light point with dimmer switch control, and access to part boarded loft space with retractable aluminium ladder. Doors to principal bedroom, bedroom two, bedroom three, bedroom four and family bathroom.

PRINCIPAL BEDROOM

3.58m x 3.48m (11'9" x 11'5")



Fitted with a comprehensive range of bedroom furniture incorporating two full height double wardrobes, two single wardrobes, and over-bed storage cupboards. Ceiling light point, single radiator with thermostat, and UPVC double glazed window overlooking the front. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

1.83m x 1.78m overall (6' x 5'10" overall)



Modern white suite with chrome style fittings comprising: tiled shower enclosure with Mira electric shower and bi-folding glazed door; low level dual-flush WC; and tiled worktop with wash hand basin and mixer tap. Fitted wall mirror, electric shaver point, vinyl tile effect flooring, ceiling light point, single radiator with thermostat, and UPVC double glazed window with obscured glass.

BEDROOM TWO

3.07m x 2.74m (10'1" x 9')



UPVC double glazed window to side, ceiling light point, single radiator with thermostat, and fitted triple wardrobe with hanging space and shelving.

BEDROOM THREE

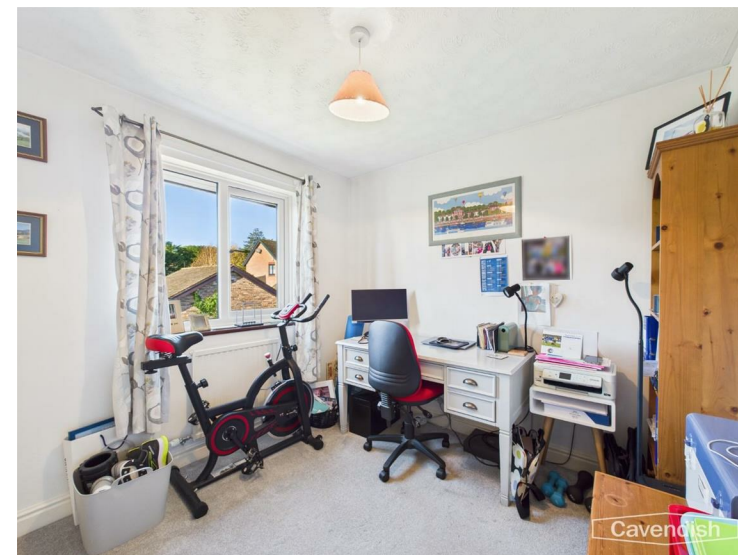
3.07m x 2.74m (10'1" x 9')



UPVC double glazed window overlooking the rear garden, single radiator with thermostat, ceiling light point, and fitted triple wardrobe with hanging space and shelving.

BEDROOM FOUR

2.69m x 2.62m (8'10" x 8'7")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator with thermostat, and built-in wardrobe with hanging rail and shelf.

FAMILY BATHROOM

2.06m x 1.70m (6'9" x 5'7")



White suite with chrome style fittings comprising: panelled bath with mixer tap and shower attachment; pedestal wash hand basin; and low level WC. Fully tiled walls, single radiator with thermostat, ceiling light point, built-in airing cupboard housing the hot water cylinder and immersion heater, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is a lawned garden with mature trees and flagged pathway. A tarmac driveway leads to a double garage. Outside lantern style light, and external letterbox. External gas and electric meter cupboards to side. A flagged