



Energy Efficiency Rating	
Current	Potential
72	87
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	



47 Tyn Twll Lane
Bagillt,
CH6 6LU

Price
£140,000

* VIEWS TO FRONT TOWARDS THE DEE ESTUARY & WIRRAL PENINSULA * SEMI-DETACHED HOUSE * NO ONWARD CHAIN. A modern two bedroom semi-detached house conveniently situated on the periphery of Bagillt close to open countryside. The accommodation briefly comprises: entrance hall, living room, kitchen, conservatory, landing, two bedrooms and bathroom. The property benefits from double glazed windows and has gas fired central heating with a Worcester combination boiler. Externally there is an easy to maintain garden at the front with decorative stone and a concrete driveway which extends to the side. To the rear there is a flagged patio and artificial lawn. There is no onward chain involved in the sale of this property.

LOCATION



The village of Bagillt provides a range of facilities catering for most daily requirements to include post office, general stores and primary school. There are good road links via the A55 Expressway at the Pentre Halkyn interchange, enabling ease of access throughout the region and to the larger centres of employment at Deeside, Chester and the Wirral.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

1.24m x 0.94m (4'1" x 3'1")

UPVC double glazed entrance door, laminate wood strip flooring, telephone point, ceiling light point, UPVC double glazed window with obscured glass, and cupboard housing a Worcester combination condensing gas fired central heating boiler. Door with glazed inserts to the living room.

LIVING ROOM



UPVC double glazed window overlooking the front, ceiling light point, radiator with radiator cover, laminate wood strip flooring, TV aerial point, and spindled staircase to the first floor. Door with glazed inserts to the kitchen.

KITCHEN



Fitted with a range of white fronted base and wall level units incorporating drawers, cupboards and two glazed cabinets with laminated granite effect worktops and matching upstands. Inset single bowl stainless steel sink unit with chrome mixer tap, part tiled walls, fitted four ring gas hob with splashback, extractor above and built-in Belling electric fan assisted oven and grill, plumbing and space for washing machine, space for slimline dishwasher, tiled floor, double radiator, fluorescent strip light, and double opening glazed doors to the conservatory.

CONSERVATORY

2.95m max x 2.03m max (9'8" max x 6'8" max)



Timber framed conservatory with sealed unit double glazed windows, pitched polycarbonate roof, tiled floor, light point, and double opening glazed doors to the garden.

LANDING

Spindled balustrade, ceiling light point, and access to loft space. Doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE

3.94m into wardrobe x 2.97m max (12'11" into wardrobe x 9'9" max)



UPVC double glazed window, single radiator with thermostat, recessed ceiling spotlights with dimmer switch control, and fitted wardrobe with three sliding doors having hanging space and shelving.

OUTLOOK TO FRONT



BEDROOM TWO

3.89m into wardrobe x 2.01m (12'9" into wardrobe x 6'7")



UPVC double glazed window, recessed ceiling spotlights with dimmer switch controls, single radiator with thermostat, laminate wood strip

flooring, and fitted wardrobe with three sliding doors.

OUTLOOK TO REAR



BATHROOM

2.36m x 1.93m max (7'9" x 6'4" max)



Modern white suite comprising: double ended bath with thermostatic mixer shower, canopy style rain shower head, shower attachment and glazed shower screen; low level dual-flush WC; and vanity unit with wash hand basin, mixer tap and two storage drawers beneath. Fully tiled walls, tiled floor, ladder style towel radiator, recessed ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front of the property there is an easy to maintain garden with decorative stone being enclosed by a brick boundary wall with a concrete driveway extending to the side. External gas and electric meter cupboards, and outside lantern style light. A wooden gate at the side provides access to the rear garden.

OUTSIDE REAR



To the rear there is a flagged patio with step leading up to artificial grass being enclosed by concrete sectional wooden panelled fencing. At the top of the garden there is a useful garden store. Outside sensor lighting to rear and outside water tap.

REAR ELEVATION



DIRECTIONS

From the Agent's Mold Office proceed to the village of Northop and join the A55 Expressway in the direction of Conwy. Follow the A55 and take the exit 34 signposted Trefynnon and Holywell A5026, which leads into Halkyn Road. Follow the road into Holywell passing the Asda Express service station and Stamford Gate gastro pub and rooms. Then take the turning right signposted town centre and Bagillt. Continue through the traffic lights and take the turning right into Crossroads and at the T junction turn right again into Bagillt Road (A5026). Continue into Bagillt and shortly after the primary school and just before the T junction turn right into New Brighton Road. At the fork, bear left into Tyn Twll Lane and the property will be found after some distance on the left hand side just before the open countryside.

TENURE

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

COUNCIL TAX

* Council Tax Band C - Flintshire County Council.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

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

PS/PMW