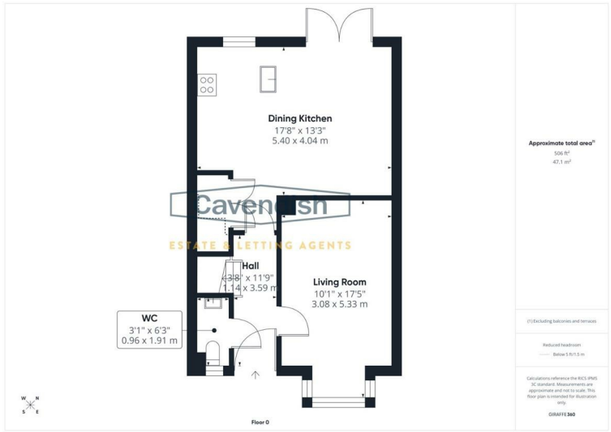
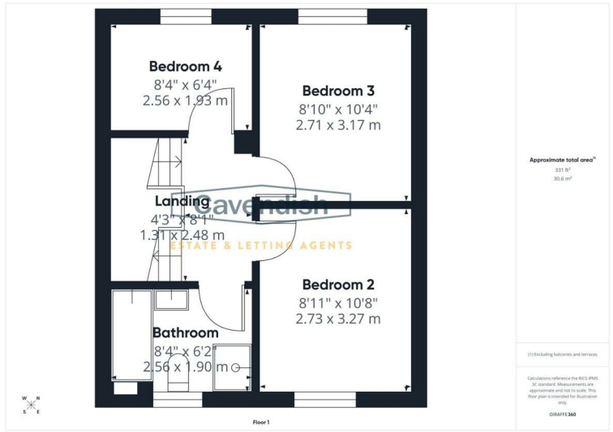
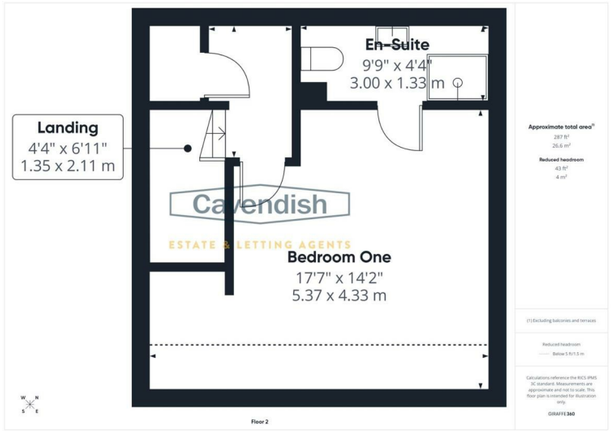
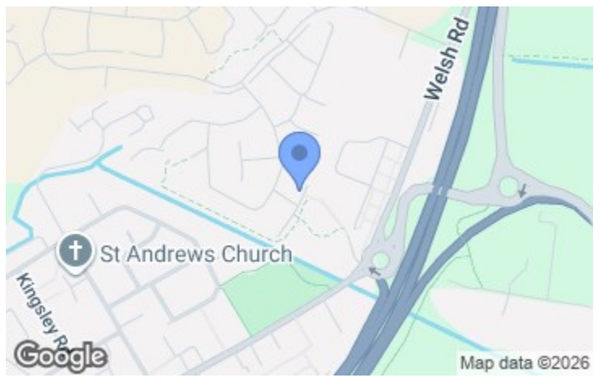
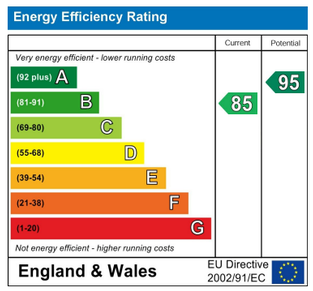
3 Wellington Court, Sealand, Deeside, CH5 2FY

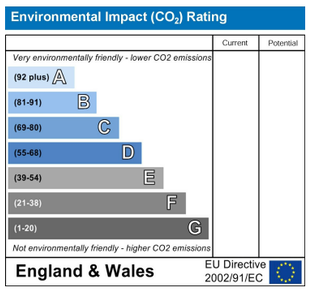












NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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.

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The Property Ombudsman

Cavendish
ESTATE AGENTS

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Tel: 01244 404040
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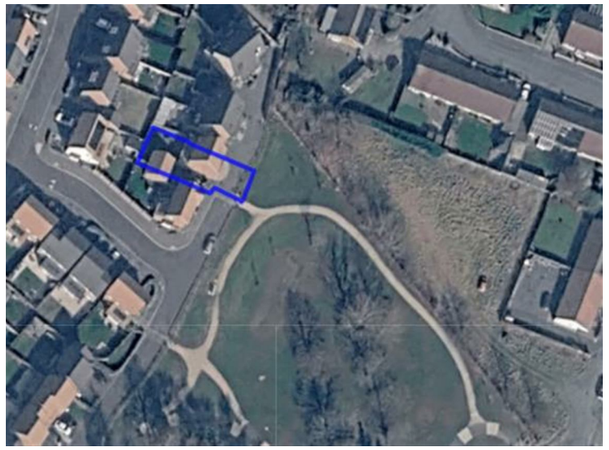
www.cavendishproperties.co.uk

3 Wellington Court
Sealand, Deeside,
CH5 2FY

Price
£325,000

* DETACHED HOUSE FORMING PART OF THE DUTTON FIELDS DEVELOPMENT * A modern four bedroom detached house forming part of a modern development by Countryside Homes on the RAF Sealand's South Camp in Deeside. The accommodation, which is set over three floors, briefly comprises: entrance hallway, downstairs WC, living room with bay window overlooking the front, impressive open- plan kitchen and dining area featuring a part-vaulted ceiling with double glazed Velux rooflights and French doors to outside, there is also a useful utility cupboard with fitted worktop, plumbing for washing machine and space for tumble dryer, first floor landing, bedroom two, bedroom three, bedroom four, family bathroom with bath and separate shower, second floor landing with cupboard housing the pressurised hot water cylinder, principal bedroom with double glazed Velux rooflights and fitted blinds, useful alcove ideal for a dressing table and an en-suite shower room. The property benefits from UPVC double glazed windows, gas central heating and a burglar alarm. Externally there is a small easy to maintain garden at the front with decorative stone and a flagged path. A tarmac driveway at the side leads to a single brick built garage with an up and over door, power and light. To the rear there is an enclosed lawned garden and flagged patio.

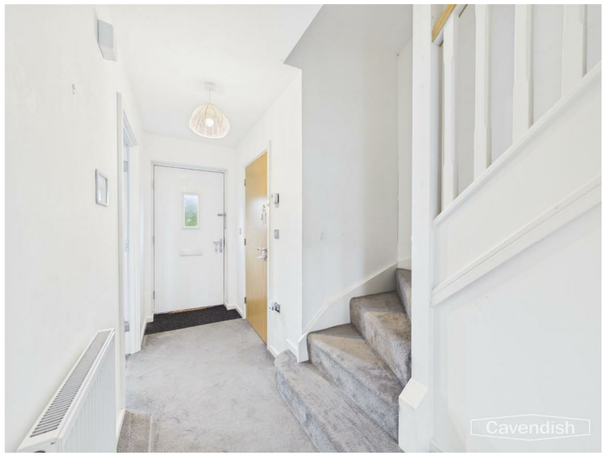
LOCATION



Duttons Fields is a well-placed new development in the village of Sealand, offering a balance of rural surroundings and convenient access to key destinations across North Wales and the North West of England. Situated just a short drive from the historic city of Chester, the development benefits from excellent transport connections, making it ideal for commuters and families alike. Sealand itself provides a range of everyday amenities nearby, while more extensive shopping, dining, and leisure options can be found in Chester city centre. The area is also well-served by road links, with easy access to the A548, A55, and M56, connecting residents to major commercial hubs such as Liverpool and Manchester. For outdoor enthusiasts, the surrounding countryside and nearby Dee Estuary offer scenic walking and cycling routes, creating plenty of opportunities to enjoy the natural environment.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL



Composite entrance door with double glazed insert, security peephole and letterbox, ceiling light point, single radiator, digital thermostatic heating controls, burglar alarm control pad, and spindled staircase to the first floor, Doors to downstairs WC, living room and kitchen/dining room.

DOWNSTAIRS WC

1.96m x 0.97m (6'5" x 3'2")

White suite comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap and tiled splashback. Fitted wall mirror, single radiator with thermostat, tiled wood effect flooring, ceiling light point, electrical consumer unit, and UPVC double glazed window with obscured glass.

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OUTSIDE REAR

To the rear there is a lawned garden with flagged patio being enclosed by wooden fencing. Outside light, external double power point, and outside water tap.

DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the roundabout and take the third exit onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street, passing the Chester Racecourse on the left hand side. Follow the road under the bridge, past the Greyhound Retail Park and past Rybrook and Lookers Garage. Continue into Sealand and at the roundabout take the second exit signposted Garden City. At the next roundabout take the second exit and after some distance take the turning left into the development. Follow Airfield Road and take the turning left into Leopard Moth Road, then take the second turning left into Wellington Court. Follow the road around to the left and the property will be found on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band E - Flintshire County Council.

AGENT'S NOTES

* There is a fire sprinkler system installed.
* The property is protected by a burglar alarm.
* There is an annual service charge for the development, which we are advised is currently £49.92 per annum (2025).

*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

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EN-SUITE SHOWER ROOM

2.97m x 1.32m (9'9" x 4'4")

White suite with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower, glazed shower screen and glazed door; wall hung wash hand basin with storage drawers beneath and mixer tap; and low level dual-flush WC. Part-tiled walls, tiled wood effect flooring, chrome ladder style towel radiator, fitted wall mirror, recessed LED ceiling spotlights, and double glazed Velux rooflight.

OUTSIDE FRONT

To the front there is a small garden with decorative stone and a flagged path to the entrance door. Outside light. A tarmac driveway at the side leads to a single garage. External gas and electric meter cupboards to side. A wooden gate between the house and garage provides access to the rear garden.

SINGLE GARAGE

5.28m x 2.82m (17'4" x 9'3")

With an up and over garage door, strip lighting, light point, and double power point.

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LIVING ROOM

4.50m plus bay x 3.07m (14'9" plus bay x 10'1")

UPVC double glazed window overlooking the front enjoying a pleasant outlook towards a small park, ceiling light point, and single radiator with thermostat.

KITCHEN/DINING ROOM

5.38m x 4.01m plus door recess (17'8" x 13'2" plus door recess)

Impressive open-plan kitchen and dining area incorporating a useful utility cupboard with part-vaulted ceiling with recessed LED ceiling spotlights, tiled wood effect flooring, three Velux rooflights, and French doors to outside.

KITCHEN AREA

Fitted with a modern range of base and wall level units incorporating drawers, cupboards and shelving with laminated wood effect worktops. Inset one and half bowl stainless steel sink unit with mixer tap. Fitted four-ring AEG induction touch control ceramic hob with glass splashback, extractor above and built-in AEG electric double oven and grill. Integrated fridge/freezer, plumbing and space for dishwasher, under-cupboard spotlighting, and UPVC double glazed window to rear.

DINING AREA

Space for dining table and chairs, radiator with thermostat, TV aerial point, and UPVC double glazed French doors to the rear garden.

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UTILITY CUPBOARD
2.08m max x 0.81m (6'10" max x 2'8")

Fitted worktop with plumbing and space for washing machine and space for tumble dryer beneath, central heating and hot water controls, wall light point, and a wall mounted Baxi Assure condensing gas fired central heating boiler.

LANDING

Ceiling light point, mains connected smoke alarm, and spindled staircase to the second floor. Doors to bedroom two, bedroom three, bedroom four and family bathroom.

BEDROOM TWO
3.28m x 2.72m (10'9" x 8'11")

UPVC double glazed window overlooking the front with views over the park, ceiling light point, and double radiator with thermostat.

BEDROOM THREE
3.20m x 2.74m (10'6" x 9')

UPVC double glazed window overlooking the rear, ceiling light point, and double radiator with thermostat.

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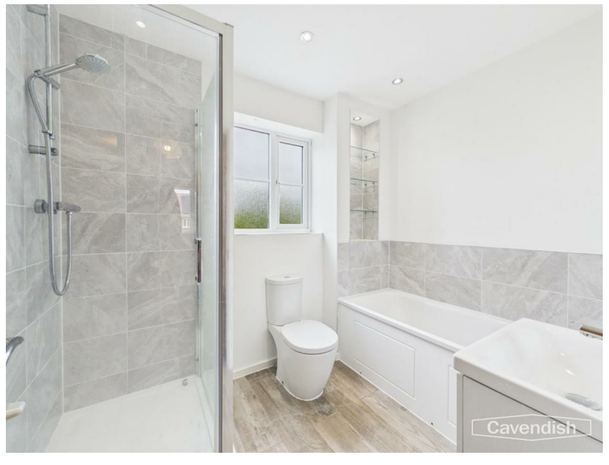
BEDROOM FOUR
2.57m x 1.96m (8'5" x 6'5")

UPVC double glazed window overlooking the rear, ceiling light point, and single radiator with thermostat.

FAMILY BATHROOM
2.57m x 1.91m (8'5" x 6'3")



White suite with chrome style fittings comprising: panelled bath with mixer tap and shower attachment; low level dual-flush WC; wall mounted wash hand basin with storage drawers beneath, mixer tap and fitted wall mirror; and tiled shower enclosure with mixer shower, glazed shower screen and glazed door. Tiled wood effect flooring, recessed LED ceiling spotlights, wall tiling to bath area, tiled recess with glass shelving and display spotlight, and UPVC double glazed window with obscured glass and tiled windowsill.

SECOND FLOOR LANDING

Ceiling light point, mains connected smoke alarm, double radiator with thermostat, double glazed Velux rooflight, and cupboard housing a pressurised Megaflo hot water cylinder. Door to the principal bedroom.

PRINCIPAL BEDROOM
4.01m extending to 5.36m x 4.34m (13'2" extending to 17'7" x 14'3")

Six double glazed Velux rooflights with fitted blinds overlooking the front, ceiling light point, access to loft space, double radiator, telephone point, digital thermostatic heating controls, and recess ideal for a dressing table. Door to en-suite shower room.

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