



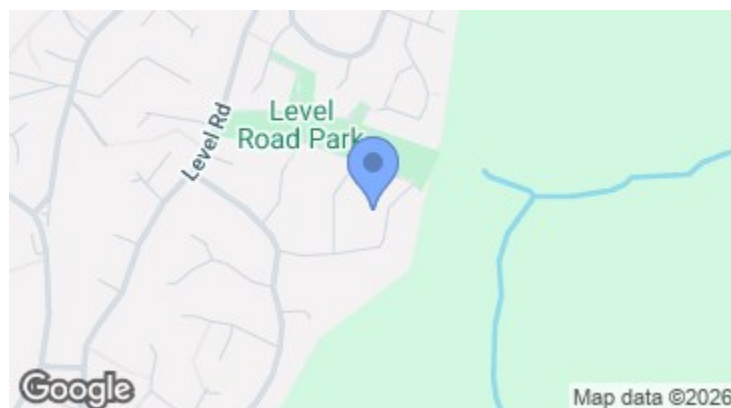
Approximate total area⁽¹⁾
1035 ft²
96.1 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	89	92

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

17 Raewood Avenue

Hawarden, Deeside,
CH5 3JY

NEW
£240,000

Nestled on the charming Raewood Avenue in Hawarden, this delightful semi-bungalow offers a perfect blend of comfort and practicality. Spanning approximately 775 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retirement retreat.

The heart of the home is a spacious kitchen/diner, perfect for family meals and entertaining guests. The inviting lounge provides a cosy space to relax, while the conservatory allows for an abundance of natural light, creating a warm and welcoming atmosphere throughout. Additionally, the property boasts a garden room, which can serve as a versatile space for hobbies or relaxation.

The exterior of the property is equally impressive, with a front garden that enhances its curb appeal and a rear yard that offers a private outdoor space for leisure and gardening. For those with vehicles, the property provides ample parking for up to six vehicles, ensuring convenience for residents and visitors alike.

This bungalow, is equipped with twelve solar panels, promoting energy efficiency and sustainability. Located in the desirable area of Hawarden, with its excellent local amenities and transport links, this property presents a wonderful opportunity for anyone looking to settle in a friendly community.

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.

Exterior

The exterior presents a traditional semi-detached bungalow with a well-maintained front garden including a lawn and decorative stones. A driveway offers off-road parking for vehicles, and solar panels are installed on the roof, reflecting energy efficiency.

Living Room

4.76 x 3.25 m (15'7" x 10'8")



This welcoming living room features a large window that fills the space with natural light and offers pleasant views outside. The room is decorated in soft blue tones and includes a traditional fireplace with a wooden mantel. Light wood flooring complements the walls, while ample space allows for comfortable seating and additional furniture.

**Kitchen**

4.12 x 3.34 m (13'6" x 10'11")



The kitchen is bright and practical, with cream cabinetry and dark flooring that creates a modern contrast. It includes multiple work surfaces and a central dining table perfect for casual meals. Large windows and a door provide plenty of daylight and access to the outside, making this a sociable and functional space.

**Bedroom**

3.75 x 3.27 m (12'3" x 10'8")



This cozy bedroom is decorated in calming yellow tones and benefits from built-in wardrobes with mirrored doors, which enhance the feeling of space. A large window overlooks the sunroom, allowing natural light to flow in, while polished wooden flooring adds warmth to the room.

**Bedroom 2**

2.18 x 3.33 m (7'1" x 10'10")



A smaller bedroom featuring a window that looks out to the rear garden. It is a bright, compact space suitable as a guest or child's bedroom, decorated in neutral colours and complemented by a wooden floor.

Wetroom

1.43 x 2.29 m (4'8" x 7'6")



The bathroom is fitted with a walk-in shower area, a white toilet and a modern sink with storage below. White tiled walls and a frosted window provide light while maintaining privacy. The room is practical and easy to maintain.

Sunroom

2.31 x 5.43 m (7'7" x 17'9")



The sunroom is a bright and airy space with large windows along three sides and doors leading out to the garden. Light wooden flooring and glass walls make this an ideal spot for relaxing or dining while enjoying the views of the outdoor space.

Garage

3.05 x 3.49 m (10'0" x 11'5")



The detached garage is positioned next to the garden room and provides useful storage and parking space. It features a wide door and is accessible from the driveway.

Garden Room

5.62 x 3.17 m (18'5" x 10'4")



The garden room offers a spacious area with versatile use, fitted with wooden floors and natural

light from multiple windows. It benefits from access to the garden and can be used as a dining or family room, extending the living space of the property.

Rear Garden

The rear garden is a generously sized outdoor space combining paved and gravelled areas with planting beds around the edges. It offers privacy, a peaceful atmosphere, and potential for gardening or outdoor entertaining. The garage and garden room open onto the garden, creating a versatile setting for indoor-outdoor living.

TENURE

Understood to be freehold

COUNCIL TAX

Flintshire County Council- Band C

ANTI-MONEY LAUNDERING

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.

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.

AWARD WINNING LETTINGS SERVICES

If you are considering purchasing this property as

a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

VIEWINGS

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

Our photos might have been enhanced with the help of AI.

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

DIRECTIONS

Cavendish Estate Agents - Mold 1 High St, Mold CH7 1AZ Follow Chester St to Mold Byp/A494 Head towards Tyddyn Station At the roundabout, take the 3rd exit onto Chester Rd/A541 0.5 mi Continue on A494 to B5125. Take the exit for B5127 from A494 6 min (4.1 mi) At Wylfa Roundabout, take the 1st exit onto Mold Byp/A494 1.3 mi At New Brighton Roundabout, take the 3rd exit onto A494 Parts of this road may be closed at certain times or on certain days 1.6 mi Take the slip road onto N Wales Expy/A494/A55 Continue to follow A494 Parts of this road may be closed at certain times or on certain days 1.0 mi Take the B5127 exit towards Buckley/Bwcle 0.2 mi Continue on B5125. Take Wood Ln and Level Rd to Raewood Ave 5 min (1.3 mi) At the roundabout, take the 4th exit onto B5125 0.2 mi At the roundabout, take the 1st exit and stay on B5125 0.3 mi Turn right onto Wood Ln 0.3 mi Turn left onto Level Rd 0.3 mi Turn left onto Brunwood Grn 0.1 mi Turn left onto Raewood Ave Destination will be on the left 17 Raewood Ave Deeside CH5 3JY