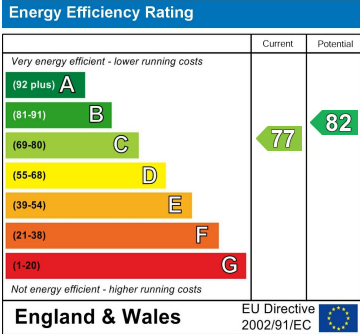
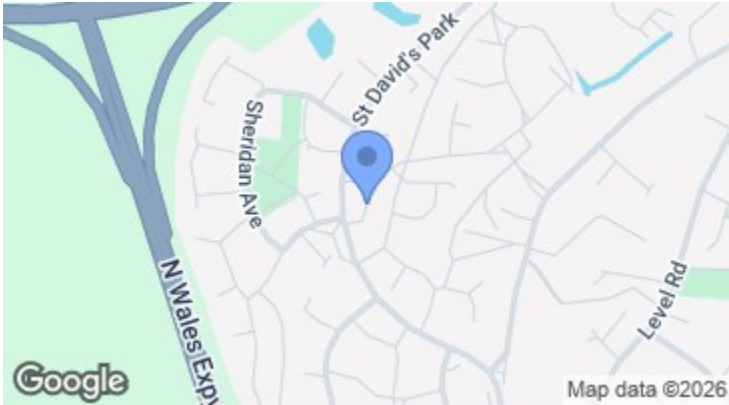
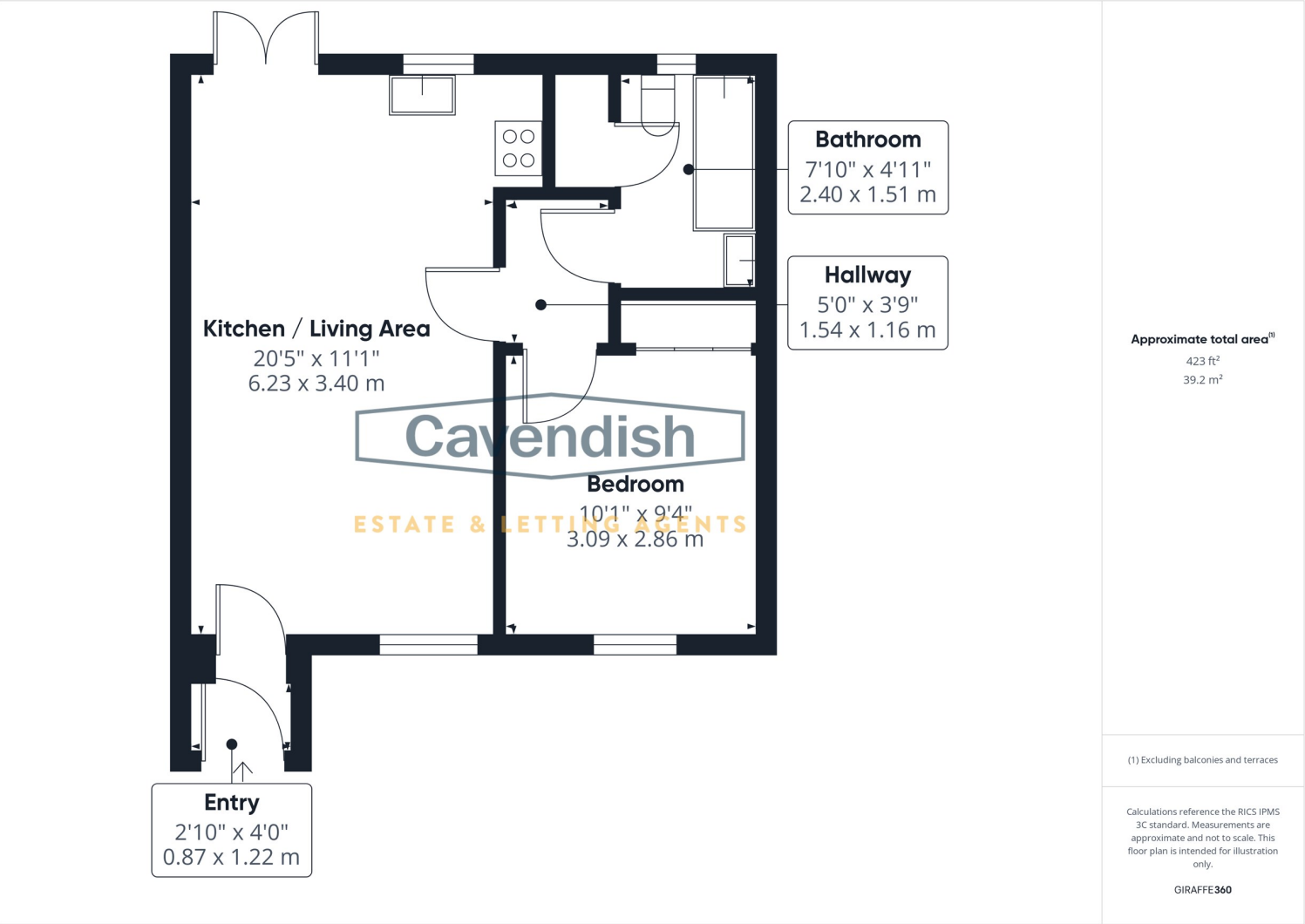


7 St. Davids Court, Ewloe, Deeside, CH5 3UY



Cavendish

ESTATE AGENTS

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7 St. Davids Court
Ewloe, Deeside,
CH5 3UY

Offers Over
£160,000

A truly beautiful one-bedroom terraced retirement bungalow, carefully maintained by the current vendors and ideal for those seeking a low-maintenance home. Subject to an age restriction of 55 years, the property is situated in a sought-after village location and offers a welcoming entrance hall leading to a spacious open plan lounge and modern kitchen. The living area features quality laminate flooring, a radiator, and French doors opening to the rear garden, while the kitchen is fitted with wall and base units, complementary worktops, a stainless steel sink with drainer and mixer tap, electric oven with gas hob, integrated fridge/freezer, and space with plumbing for a washing machine. The double bedroom benefits from dual-aspect windows, a built-in wardrobe, and a radiator, and the modern bathroom is fitted with a panelled bath with shower over, wash hand basin, W.C., complimentary tiling, a radiator, and an airing cupboard housing the boiler. Additional features include gas central heating, double glazing, parking to the front, and an enclosed, low-maintenance hard landscaped garden to the rear, making this a perfect retirement home in a desirable village setting.

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.

LOCATION

Located along St David's Court off St David's Park in Ewloe, Flintshire, this property is within walking distance of local amenities, including a Co-op store, pubs, and St David's Hotel and Leisure Complex. It also benefits from good public transport links and easy access to commuter routes, including the A55 Expressway, providing swift connections across North Wales and into Chester, Wirral, Liverpool, and Manchester, as well as convenient access to local business and industrial parks in Chester and Deeside.

EXTERNAL



The property benefits from allocated parking to the front and a well-maintained, fenced rear garden, featuring a garden shed and low-maintenance artificial grass, providing a private and easy-to-care-for outdoor space.



ENTRANCE HALL

0.87 x 1.22 (2'10" x 4'0")

Welcoming composite front door opens into a bright and inviting entrance hall, featuring modern laminate flooring and a radiator. The space offers a stylish yet practical introduction to the home, ideal for greeting guests and accessing the main living areas.

LIVING / DINING ROOM

6.23 x 3.40 (20'5" x 11'1")



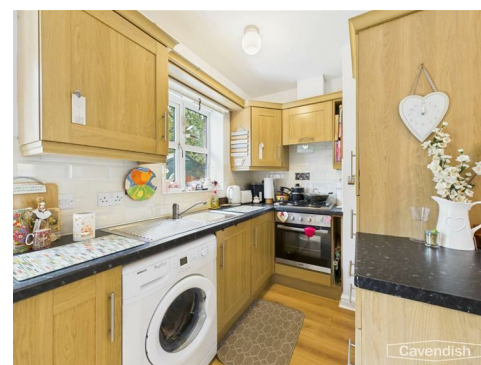
A spacious and light-filled open plan living and dining area, featuring quality laminate flooring and a radiator for comfort. A large uPVC window to the front elevation provides ample natural light, while French doors to the rear open directly onto the garden, creating a perfect space for both relaxing and entertaining.



KITCHEN AREA



Fitted with a range of wall and base units with complementary worktops, this well-equipped kitchen includes a stainless steel sink with drainer and mixer tap, electric oven with gas hob, and an integrated fridge/freezer. A double-glazed window to the rear elevation provides plenty of natural light, while there is also space and plumbing for a washing machine.



INNER HALL

1.54 x 1.16 (5'0" x 3'9")

An inner hall providing access to additional rooms and the loft which is partially boarded, featuring laminate flooring.

BEDROOM

3.09 x 2.86 (10'1" x 9'4")



A well-presented room featuring a built-in wardrobe, radiator, and double-glazed windows providing ample natural light and warmth.



BATHROOM

2.40 x 1.51 (7'10" x 4'11")



A contemporary family bathroom featuring a panelled bath with shower over, wash hand basin, and W.C. Finished with complimentary modern tiling, the room also includes a radiator, double-glazed

window, and an airing cupboard housing the boiler.



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.

VIEWINGS

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

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

DIRECTIONS

From the Agent's Mold Office proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout take the second exit following the signs for Queensferry. Proceed through the next set of traffic lights and up the hill and through the following set of lights in New Brighton. Continue through the traffic lights at Alltami and on reaching the junction with the A55 / A494 thereafter, bear right onto the dual carriageway. After a short distance take the FIRST exit signposted for Buckley. At the roundabout take the third exit passing St David's Park Hotel on the right and the Co op. Take the next left and first right into St David's Court where the property will be seen on the left hand side.

TENURE

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

COUNCIL TAX

Council Tax : Band B - Flintshire County Council

AML

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.