



65 Hamilton Avenue

Sandycroft, Deeside, CH5 2PA

O.I.R.O £230,000



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Accommodation Comprises

The property is approached via a substantial concrete driveway providing off-road parking for at least four vehicles. The frontage is attractively arranged with a decorative gravelled area and block paved detailing, creating excellent kerb appeal. A step leads to the UPVC double glazed entrance door with frosted inset panels, opening into the welcoming entrance hall.

Entrance Hallway

The entrance hall provides access to the principal living areas and includes a useful storage cupboard housing the boiler and consumer unit, with additional space ideal for household storage.

Lounge

The lounge is a fantastic size and flooded with natural light from a large UPVC double glazed window to the front elevation. A feature electric fire set on a tiled hearth with marble surround and wooden mantle creates an attractive focal point. Additional features include wall light points, coving, textured ceiling, TV aerial point and radiator.

Decorative glazed sliding wooden doors open through to the dining room, offering flexible open-plan living if desired.

Dining Room

The dining room is equally generous in size and currently accommodates both a dining suite and additional seating, demonstrating the flexibility of the layout. This room is ideal for family gatherings, entertaining guests or even as a secondary sitting room, with its dual access enhancing the flow of the home.

Inner Hallway

The inner hallway provides access to the remaining accommodation, including both bedrooms, the shower room and the kitchen, and also benefits from loft access, offering further storage potential.

Kitchen

The kitchen is fitted with a range of wall and base units complemented by practical work surfaces and fully tiled walls and flooring for ease of maintenance. It incorporates a stainless steel sink with mixer tap, electric oven with four-ring electric hob and extractor hood over, along with plumbing for a washing machine. There is sufficient space to accommodate a small breakfast table, creating an informal dining area ideal for everyday use.

Bedroom One

Both bedrooms are excellent-sized doubles and enjoy pleasant views

over the rear garden. The principal bedroom benefits from built-in overhead wardrobes with matching bedside furniture, providing excellent storage without compromising on space.

Bedroom Two

The second bedroom is equally well proportioned, making it ideal for guests, family members or even as a home office if required

Shower Room

The modern shower room has been stylishly fitted with a contemporary three-piece suite comprising a corner shower cubicle with mains-fed waterfall shower and handheld attachment, a vanity wash hand basin with mixer tap and a low flush WC. Fully tiled walls and flooring give a sleek finish, while a heated towel rail and frosted UPVC double glazed window complete the space.

Outside

The true standout feature of this home is the extraordinary rear garden. Stepping out from the kitchen, you are greeted by a generous concrete patio area, perfect for outdoor seating and summer entertaining. This leads to the double garage, which is fitted with an electric door and full power supply, providing excellent storage or workshop potential. Beyond this, the garden opens up into an expansive lawned area of remarkable proportions. A central paved pathway runs through the garden, dividing the space while enhancing its structure and accessibility. Mature trees, shrubs and established flower borders frame the garden beautifully, all enclosed by secure fencing. The sheer scale of this outdoor space offers outstanding versatility, whether enjoyed as a private garden retreat or for a variety of outdoor uses.

EPC Rating C

Council Tax Band C

Leasehold Information

Held on a long leasehold tenure with approximately 940 years remaining, based on a 999-year lease commencing in 1967. The current ground rent is just £6 per annum.

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Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or

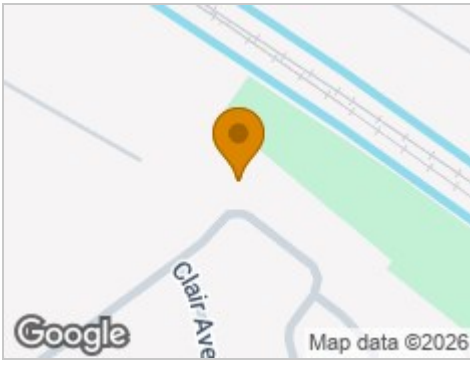
otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Would you like to arrange a viewing?

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Road Map



Hybrid Map



Terrain Map



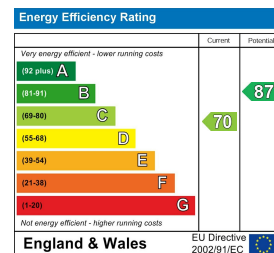
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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