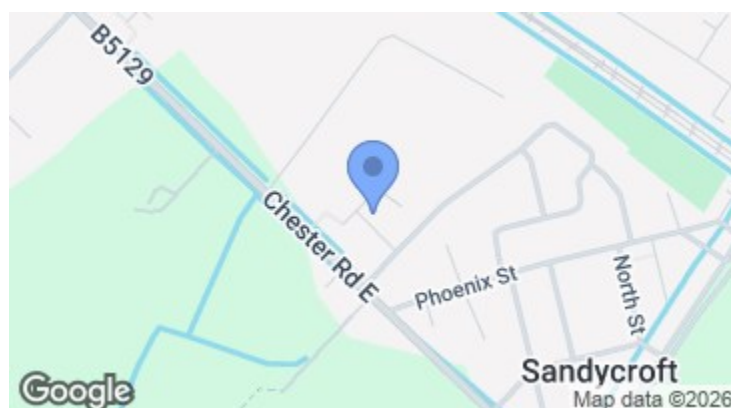


GROSS INTERNAL AREA  
FLOOR 1: 462 sq.ft, FLOOR 2: 473 sq.ft  
TOTAL: 935 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
	84
65	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential



**17 Bernsdale Close**  
Sandycroft, Deeside, Flintshire,  
CH5 2QA

**Asking Price**  
**£150,000**

**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.

A WELL PROPORTIONED THREE BEDROOM SEMI DETACHED HOUSE forming part of an established cul de sac to the centre of Sandycroft village. Providing an ideal home for a first time buyer or a young family with two reception rooms, gas fired central heating system with updated boiler and double glazing. In brief comprising: reception hall with turned staircase to the first floor, cloakroom/WC, living room, separate dining room, kitchen with range of base and wall units, first floor landing, three good sized bedrooms (two with built in wardrobes) and bathroom with three piece suite and electric shower. Front and rear garden areas with useful brick built garden store/utility room. and views to the front over the surrounding countryside. No onward chain.



**LOCATION**

Sandycroft lies to the west of the City of Chester near to Queensferry and Hawarden and is within a few minutes drive of the A494 which provides access to the A55 / North Wales Coast and M56/M53 motorway beyond. There are local shops serving daily needs and popular schools for all ages in the surrounding community, and the area is also within easy cycling distance of the Airbus UK factory at Broughton.

**THE ACCOMMODATION COMPRISES****FRONT ENTRANCE**

Recessed front entrance with light and uPVC double glazed front door to reception hall.

**RECEPTION HALL**

1.30m x 3.15m (4'3" x 10'4")



Turned staircase to first floor, tiled floor, radiator, electricity meter cupboard, light panelled interior doors.

**CLOAKROOM/WC**

1.07m x 1.52m (3'6" x 5')



Comprising low flush WC and wash hand basin. Fully tiled walls, tiled floor, radiator, double glazed window with frosted glass.

**LIVING ROOM**

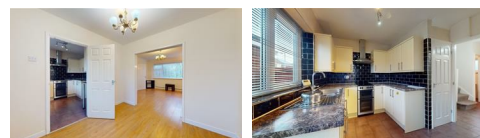
3.66m x 4.01m (12" x 13'2")



Double glazed window to the front, two wall light points, laminate flooring, TV aerial point, radiator. Opening to dining room.

**DINING ROOM**

2.92m x 2.92m (9'7" x 9'7")



Double glazed window overlooking the rear garden, laminate wood effect flooring, radiator. Internal door from dining room to kitchen.

**KITCHEN**

3.18m x 2.34m extending to 3.66m max (10'5" x 7'8" extending to 12' max)

Fitted with a range of light wood effect fronted base and wall units with contrasting marble effect work surfaces with inset stainless steel sink unit with preparation bowl and mixer tap. Space for electric cooker, fitted cooker hood, tiled splashback, breakfast bar, radiator, tiled floor, double glazed window, UPVC double glazed exterior door to garden, built in cupboard housing a gas fired central heating boiler.

**FIRST FLOOR LANDING**

Double glazed window with frosted glass to side gable, loft access, built in cupboard, white panelled interior doors to all rooms.

**BEDROOM ONE**

3.66m x 2.92m (12' x 9'7")



Double glazed window to the front with views over the surrounding farmland, laminate wood effect flooring, radiator, two built in wardrobes.

**BEDROOM TWO**

3.66m x 3.40m (12' x 11'2")



Double glazed window to the rear, laminate wood effect flooring, radiator, built in wardrobe.

**BEDROOM THREE**

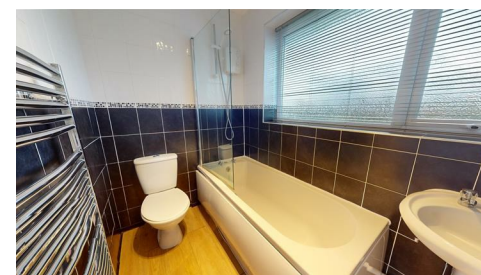
2.44m x 2.49m (8' x 8'2")



Double glazed window to the rear, laminate wood effect flooring, radiator.

**BATHROOM**

2.44m x 1.55m (8' x 5'1")



Fitted with a white suite comprising panelled bath with electric shower and screen, pedestal wash basin and low flush WC. Fully tiled walls, chrome towel radiator, laminate flooring, double glazed window with frosted glass.

**OUTSIDE**

The property is located to the head of this established cul de sac and stands within enclosed front and rear lawned garden areas with a wide pathway to the side.

**STORE/UTILITY**

A useful brick built store/utility room with range of base and wall cupboards and plumbing for washing machine..

**DIRECTIONS**

From the Agent's Mold Office proceed along Chester Street turning right at the roundabout onto Chester Road. At the next roundabout take the first exit. Follow the road up the hill along the dual carriageway and on reaching the next roundabout take the last exit following signs for Queensferry. Proceed through the traffic lights at Alltami and after approximately a mile

thereafter, bear right onto the A494 dual carriageway for Queensferry/M56. Follow the dual carriageway down the hill and take the exit for Queensferry. At the roundabout take the third exit signposted for Mancot/Sandycroft. Continue for about a mile (through both set of traffic lights) and take the left turning into Hamilton Avenue and then first left into Bernsdale Close. Bear left into the cul de sac whereupon the property will be found set back on the right left hand side.

**TENURE**

Understood to be Freehold

**COUNCIL TAX**

Flintshire County Council - Tax Band C

**AML**

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**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.

DW/PMW