Reid & McGlade

PROPERTY GROUP



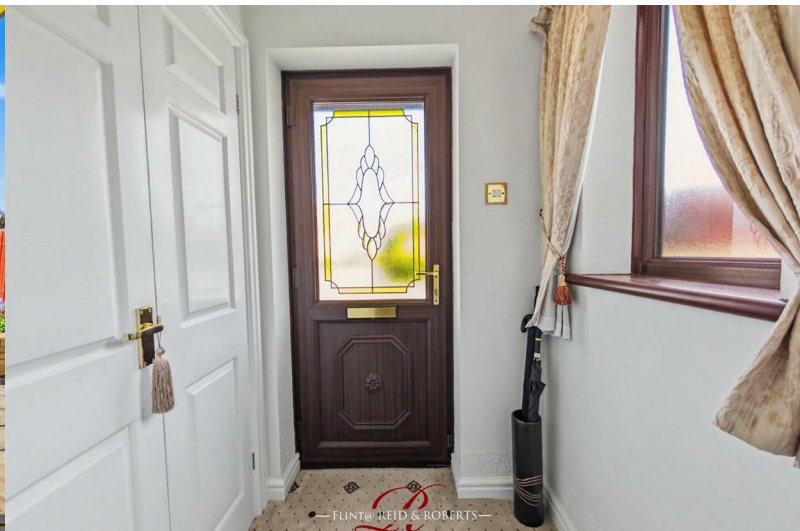
1 The Elms

Hawarden, Deeside, CH5 3NW

Offers Over £440,000

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Accommodation Comprising:
Courtesy light and step up to:

Upvc double glazed door with decorative glazed panel opens to:

Enclosed Porch
Upvc double glazed frosted window to the side elevation, double doors opening to a cloak cupboard and glazed panelled doo opening to:

Reception Hall
Stairs leading to the first floor accommodation, open under stairs storage area, wall mounted Hive control panel, single panelled radiator, textured ceiling and carpeted flooring.
Doors into : double garage, kitchen, cloakroom and lounge.

Cloakroom W/C
Two piece suite comprising: low level flush w/c, pedestal wash hand basin, tiled floor and tiled wall with feature mosaic border, Upvc double glazed frosted window to the aside elevation and single panelled radiator.

Lounge
Upvc double glazed bay window to the front elevation, complemented by two further Upvc double glazed windows to the side incorporating attractive stained glass features. Feature brick-built fireplace with inset electric basket-style fire, double panelled radiator, wall light points, and a textured ceiling with decorative coving and central rose. Carpeted flooring.

Glazed double doors open through to:

Dining Room
Textured and coved ceiling, single panelled radiator, and carpeted flooring. Upvc double glazed sliding patio doors open into:

Conservatory
Upvc double glazed full-height units with triple bi-fold doors opening onto the rear garden, creating a bright and airy space. Carpeted flooring, double panelled radiator, central ceiling light, and a glazed pitched roof.

Kitchen
The kitchen is fitted with a range of solid wood, painted wall, base and display units with complementary drawers, with granite work surfaces incorporating an inset Belfast ceramic sink with antique brass mixer tap over. Integrated NEFF electric oven with five-ring NEFF hob and extractor above, along with a built-in microwave. There is space and plumbing for a freestanding dishwasher and space for an American-style fridge freezer.

Upvc double glazed windows to the side and rear elevations provide excellent natural light, with a Upvc double glazed door opening directly onto the rear garden. Further features include overhead pelmet spotlights, sandstone-effect wall tiling, tiled flooring and a single panelled radiator.

First Floor Accommodation

Landing
Upvc double glazed window to the side elevation, built-in airing cupboard housing the hot water cylinder with slatted linen shelving, loft access hatch, and a textured ceiling. Doors leading to:

Master Bedroom
Fitted with a comprehensive range of built-in wardrobes featuring mirrored sliding doors. uPVC double glazed window to the front elevation, single panelled radiator, and textured ceiling.
Door leading to:

En-Suite Shower Room
Appointed with a contemporary three-piece suite comprising a fully tiled shower enclosure with wall-mounted electric shower and glazed screen door, vanity wash hand basin with mixer tap and storage cupboards beneath, and a low level flush WC. Complemented by modern wall tiling, tiled flooring, a chrome heated towel rail, and a Upvc double glazed frosted window to the front elevation.

Bedroom Two
Upvc double glazed window to the rear overlooking the garden, textured ceiling, single panelled radiator and carpeted flooring.

Bedroom Three
Upvc double glazed window to the front elevation textured ceiling, single panelled radiator and carpeted flooring.

Bedroom Four
Upvc double glazed window to the rear overlooking the garden, textured ceiling, single panelled radiator and carpeted flooring.

Family Bathroom
Appointed with a well-presented three-piece suite comprising a corner panelled bath with shower mixer tap over, low level flush WC, and pedestal wash hand basin with mixer tap. Finished with full height wall tiling, tiled flooring, a chrome heated towel rail, textured ceiling, and a uPVC double glazed frosted window to the rear elevation.

Double Garage
Two electric roller doors, light and power access, wall mounted Worcester central heating boiler, void and plumbing for washing machine and further white goods and Upvc double glazed door with glazed panel opening to the rear garden.

Outside
The property is approached via a tarmac driveway with attractive brick

edging, providing ample off-road parking and leading to the integral double garage. The front garden is beautifully maintained and predominantly laid to lawn, extending to the side of the property and complemented by a variety of mature shrubs and established planting, creating an inviting and well-kept first impression.

To the side, a timber gate opens to a further driveway—ideal for additional parking or perfectly suited for use as a hardstanding for a caravan or motorhome.

The rear garden continues the theme of careful maintenance, being predominantly laid to lawn with well-stocked raised beds housing a range of plants and shrubs, alongside mature live hedging providing a good degree of privacy. A paved patio area offers an excellent space for outdoor dining and entertaining, complete with a remote-controlled electric awning. A paved pathway runs through the garden and to the side, with a courtesy door providing access to the garage.

To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : flint@reidandroberts.com

PLEASE NOTE:
The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

* Please Be Advised *

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOANS SECURED ON IT.

Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Opening Hours

Monday - Friday 9:00am - 5:30pm
Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm
Saturday 9am - 4pm





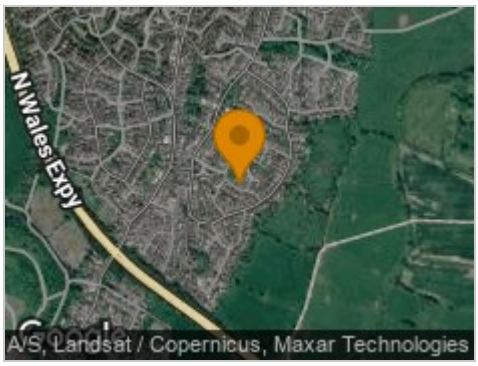




Road Map



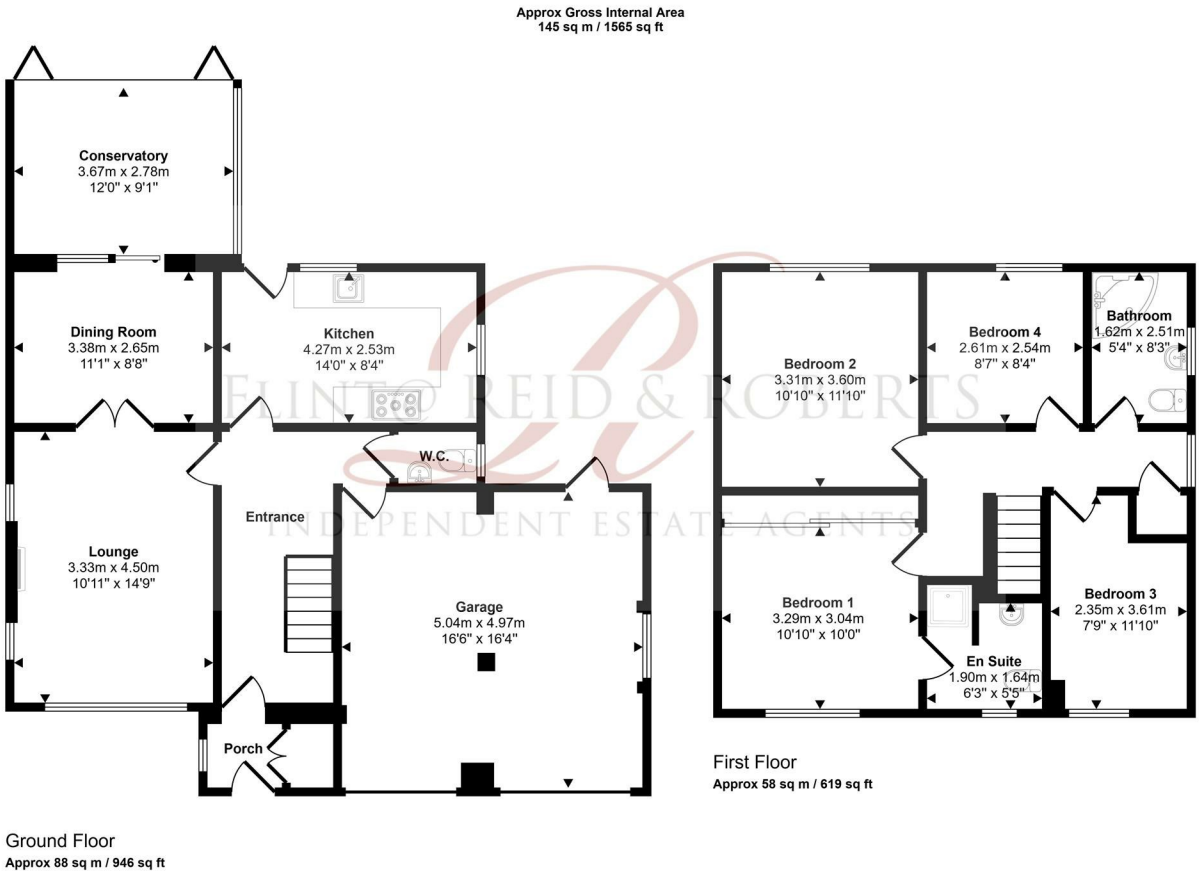
Hybrid Map



Terrain Map



Floor Plan

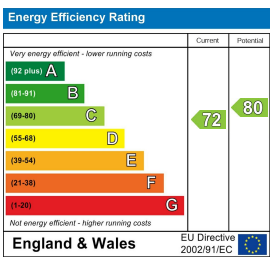


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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