



| 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 | |
| 67 | 81 |
| England & Wales | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (82 plus) A | |
| (61-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| | |
| England & Wales | |
| EU Directive 2002/91/EC | |

3A, Ness View Milwr
Holywell,
CH8 7SW

Price
£280,000

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.

*** NO ONWARD CHAIN*** A beautifully presented detached three-bedroom bungalow, set in an elevated position within the sought-after village of Milwr, Holywell, enjoying breath taking panoramic views across the Dee Estuary towards the Wirral and Liverpool. The property offers spacious and versatile accommodation, generous parking, a detached garage, and an outstanding outdoor entertaining area featuring decked seating and an outdoor kitchen. An ideal home for families or those seeking quality bungalow living with exceptional views. With easy access to the A55, the property is also well suited to commuters.



LOCATION

The Property is located in the village Milwr close to the popular Glan Yr Afon Inn, on the outskirts of Holywell and is within a few drive of the A55 via the Pentre Halkyn junction, enabling ease of access along the north Wales coast, to Chester - approximately 19 miles, and the motorway network beyond. Both Liverpool and Manchester airports are usually within an hours drive. Holywell provides a range of shopping facilities together with schools for all ages, leisure facilities and has a local golf course in Brynford.

EXTERNAL

The property is approached via a brick-paved driveway providing parking for up to three vehicles, with a substantial flower bed to the right-hand side. There is a detached garage. Shingled areas to both sides of the property provide access to the rear garden.

ENTRANCE HALLWAY

2.91 x 1.52 (9'6" x 4'11")



Accessed via a white uPVC front door with a stained-glass panel, the welcoming entrance hallway features wood flooring, a white radiator, LED spotlights, and coving to the ceiling. The hallway leads through to both the living and bedroom accommodation.

LIVING ROOM

3.75 x 7.38 (12'3" x 24'2")



To the front of the property is a spacious open-plan living room with wood flooring throughout, LED spotlights, two white radiators, and a granite fireplace. A double-glazed window to the rear enjoys stunning views across the Dee Estuary towards the Wirral and Liverpool. An archway leads through to a separate dining area, which benefits from

built-in storage, a radiator, LED spotlights, and a double-glazed window overlooking the front of the property.

DINING AREA

2.88 x 3.80 (9'5" x 12'5")

**CONSERVATORY**

3.84 x 3.82 (12'7" x 12'6")



From the living room, a large conservatory offers an excellent additional living space. With black tiled flooring, a radiator, ceiling fan with light, and panoramic views across the Dee Estuary, it provides direct access via double doors to the rear garden.

KITCHEN

4.54 x 2.63 (14'10" x 8'7")



The kitchen is accessed via a wooden door with obscured glass and steps down. It is fitted with white wall and base units, black worktops, black tiled flooring, and a white splashback. The kitchen benefits from dual-aspect double-glazed windows, a Worcester gas-fired boiler, extractor hood,

plumbing for a washing machine and tumble dryer, and connections for a gas cooker. A rear hallway continues from the kitchen with matching tiled flooring, a radiator, and a uPVC door leading outside.

DOWNSTAIRS W/C

0.87 x 2.66 (2'10" x 8'8")

The ground-floor WC features black tiled flooring, a white WC, standalone sink with tiled splashback, radiator, and an obscured double-glazed window to the side.

FAMILY BATHROOM

1.83 x 2.59 (6'0" x 8'5")



The family bathroom features black tiled flooring, a separate white bathtub with silver fittings, large vanity sink, WC, radiator, corner shower enclosure with marble-effect panelling for easy maintenance, extractor fan, and an obscured double-glazed window to the front. Access to the loft is also available from the hallway.

MASTER BEDROOM

3.74 x 4.26 (12'3" x 13'11")



A generous double bedroom with wood flooring, spotlights, coving, radiator, and double-glazed window overlooking the rear garden with far-reaching views.

BEDROOM 2

2.65 x 3.42 (8'8" x 11'2")



A double bedroom with wood flooring, double radiator, double-glazed window, and ceiling light pendant.

BEDROOM 3

2.91 x 2.25 (9'6" x 7'4")



A small double bedroom with carpeted flooring, built-in wardrobes, radiator, and double-glazed window to the rear.

REAR GARDEN

The rear garden is thoughtfully landscaped with tiered lawns, hedged borders, and exceptional open views. Steps lead down to a sandstone-paved patio area and a superb outdoor kitchen, complete with worktops, pan drawers, electric points, extractor hood, overhead lighting, TV aerial, and hanging pendant light. Further steps lead down to a decked area with wooden bench seating — an ideal space for entertaining and enjoying the views, particularly during the summer months.

DECKED AREA**OUTDOOR KITCHEN****GARAGE**

4.42 x 5.64 (14'6" x 18'6")



There is a detached garage fitted with an up-and-over door, lighting, and power

TENURE

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

COUNCIL TAX

* Council Tax Band D - Flintshire County Council.

AML

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money

Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

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.

PRIORITY INVESTORS 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

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 - Mold 1 High St, Mold CH71AZ - Take Chester St/A5119 to Raikes Ln 2 min (0.6 mi) - Head towards Tyddyn St 0.2 mi - At the roundabout, take the 1st exit onto Lead Mls/A541 0.1 mi - At the roundabout, take the 4th exit onto King St/A5119 - Continue to follow A5119 0.3 mi - Follow Raikes Ln to Main Rd/A5119 in Sychdyn 2 min (0.7 mi) - Slight left onto Raikes Ln - Turn right to stay on Raikes Ln 171 ft - Continue on A5119. - Turn left onto Main Rd/A5119 Continue to follow A5119 2.0 mi - At Northop Interchange, take the 1st exit onto the A55 slip road to Conwy 0.3 mi Merge onto N Wales Expy/A55 3.6 mi At junction 32, exit onto A5026 towards Treffynnon/Holywell 1.4 mi - Continue on Milwr Rd. Drive to The Beeches 53 sec (0.2 mi) Sharp left onto Milwr Rd 348 ft - Turn right onto Pistyll 151 ft - Turn right onto The Beeches - 167 ft Turn right to stay on The Beeches - Destination will be on the right up a drive way 141 ft Ness view 3a The Beeches Milwr, Holywell CH8 7SW.