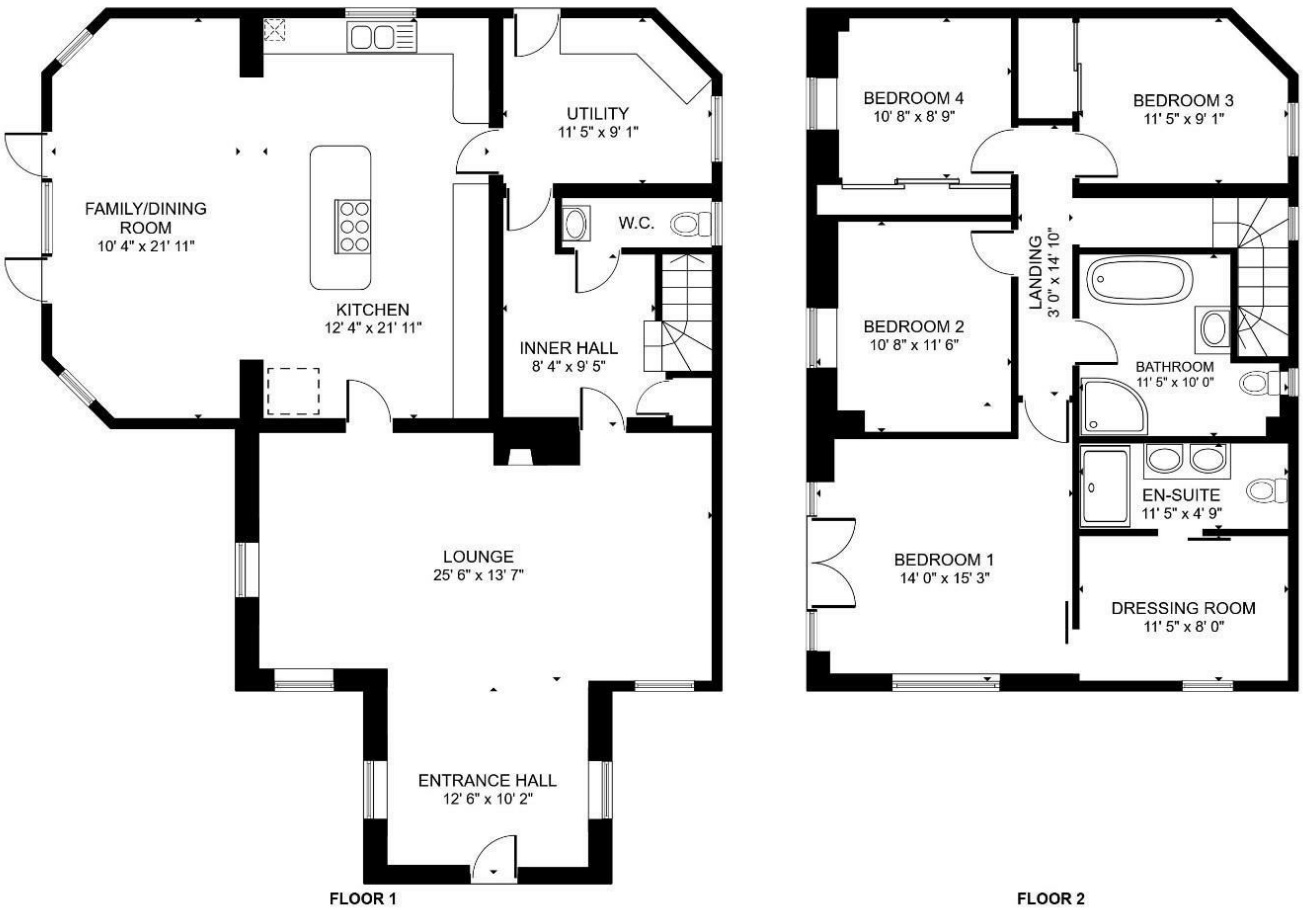


Bryn Alyn Fagl Lane, Hope, Wrexham, Flintshire, LL12 9RB



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,271 sq. ft. FLOOR 2 930 sq. ft.
TOTAL : 2,201 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) 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	

Cavendish

ESTATE AGENTS

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Bryn Alyn Fagl Lane

Hope, Wrexham, Flintshire

LL12 9RB

Price

£525,000

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 Residential.



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*IMPRESSIVE 4 BEDROOM FAMILY HOME *EXTENDED AND REMODELLED TO PROVIDE SPACIOUS ACCOMMODATION *INSPECTION HIGHLY RECOMMENDED

A spacious four bedroom detached house, extended and remodelled in recent years to provide a spacious and highly appointed family home. Standing in large landscaped gardens, approximately 0.31 acre, on the periphery of this noted village community with ample off-road parking, extended garage, porcelain stone patio, artificial lawn and summer house/home office. Presented to an immaculate standard and benefitting from a gas fired heating system, double glazing and oak interior doors, the accommodation in brief comprises: entrance hall, spacious lounge with oak flooring and multi fuel stove, a superb open plan kitchen/family room with bi-fold doors to the garden, utility room, inner hall with cloakroom and glass/oak staircase, principal bedroom with juliet balcony, dressing room and luxury ensuite, three further bedrooms (two with built in wardrobes) and a newly refitted family bathroom with four piece suite. Stone entrance and brick paved drive with electric car charging point.

LOCATION

The property is located within walking distance of the village, which is centred around the Parish Church. There are local convenience shops in the village, to include a mini CoOp supermarket, the highly regarded Castell Alun High School, a popular primary school and medical practice. The village is conveniently situated mid-way between Mold and Wrexham, and is some 15 miles from Chester. There is also a local train station in the village providing a local service between Wrexham and Bidston with connection thereafter to Liverpool.

THE ACCOMMODATION COMPRISES

Wide wood panelled front door to entrance hallway.

ENTRANCE HALL

3.81m x 3.10m (12'6" x 10'2")



Double glazed windows to either side, vaulted ceiling, oak flooring, alarm panel and wide opening through to lounge.

LOUNGE

7.62m x 4.14m (25'62 x 13'7")



A spacious room with double glazed windows to the front and side elevations with views over the gardens. Recessed fireplace with tiled hearth and multi fuel stove. Display alcoves with void for TV. Two tall contemporary style radiators, recessed ceiling lighting, wall light points and continuation of solid oak flooring. Door to kitchen/family room and separate door to inner hallway.



SUMMERHOUSE

7.21m x 3.53m (23'8" x 11'7")



A large timber framed/clad summerhouse with potential for various uses and presently used as a home office. Single windows, fitted base cupboards with sink unit, powers points and SHOWER ROOM comprising; shower cubicle with electric shower, wash basin and Wc.

GARAGE

10.62m x 5.87m (34'10" x 19'3")



An extended double length garage with electric up and over door, double glazed windows, side door and power and light installed.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and on reaching the mini-roundabout take the second exit onto Chester Road. At the main roundabout take the third

exit onto the A541 Wrexham road proceeding through the village of Pontblyddyn and thereafter continue to the outskirts of Caergwrle. At the end of the former dual carriageway, take the first left turning signposted for Hope, and onto Fagl Lane. Follow whereupon the property will be found after a short distance on the right hand side.

AGENTS NOTES

TENURE

The property is Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band G

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



OUTSIDE



The property is approached over a wide stone splayed entrance with twin metal gates leading to a large brick paviour driveway which extends across the front of the property providing off road parking for several cars as well as access to the double garage located to the rear. The driveway is bounded by mature hedging to part and includes low maintenance artificial lawn areas and various mature trees. Outside lights and external car charging point. A gate from the drive leads through to the rear garden.

REAR GARDEN



To the rear is a large fully landscaped garden which has been designed for ease of maintenance to include an extensive porcelain stone patio extending across the full width of the house taking advantage of the setting and south westerly aspect. Steps from the patio lead up to a large artificial lawn. Outside power points, lights and tap.



KITCHEN/FAMILY ROOM

3.76m x 6.68m plus 3.15m x 6.68m (12'4" x 21'11" plus 10'4" x 21'11")



A superb open plan room combining kitchen, dining and seating areas with vaulted ceiling to part with remote control double glazed roof lights and bi-fold doors with integrated blinds to the rear providing direct access to the patio and garden. The kitchen is fitted with a comprehensive range of gloss cream fitted base and wall units with matching centre island unit and solid quartz work surfaces and upstands. Inset contemporary sink unit with sliding covers and mixer tap. Inset twin electric oven with ceramic hob and contemporary style cooker hood above with feature lighting. Integrated dishwasher and space for American style fridge/freezer. Tiled floor throughout. Two traditional style radiators and double glazed windows overlooking the garden.



UTILITY

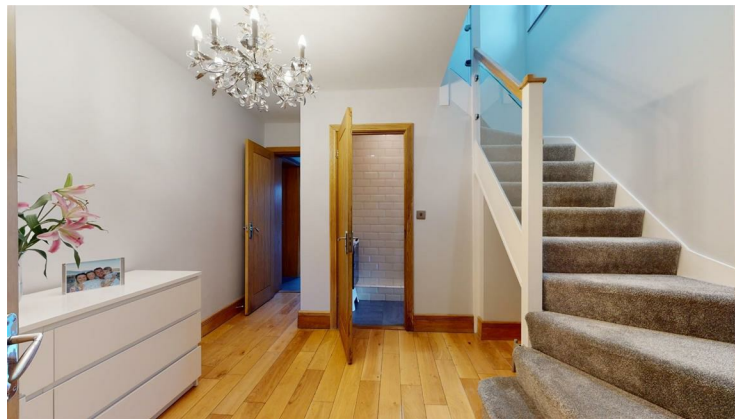
3.48m x 2.77m (11'5" x 9'1")



Matching base and wall units to the kitchen with grey work surfaces. Space for washing machine and tumble dryer. Worcester oil fired central heating boiler, continuation of the tiled floor from the kitchen and radiator. Double glazed window and UPVC double glazed exterior door to the rear of the property.

INNER HALLWAY

2.54m x 2.87m (8'4" x 9'5")



Turned glass/oak staircase to the first floor, solid oak flooring and built in storage cupboard. Tall contemporary style radiator and oak interior doors.

CLOAKROOM/WC

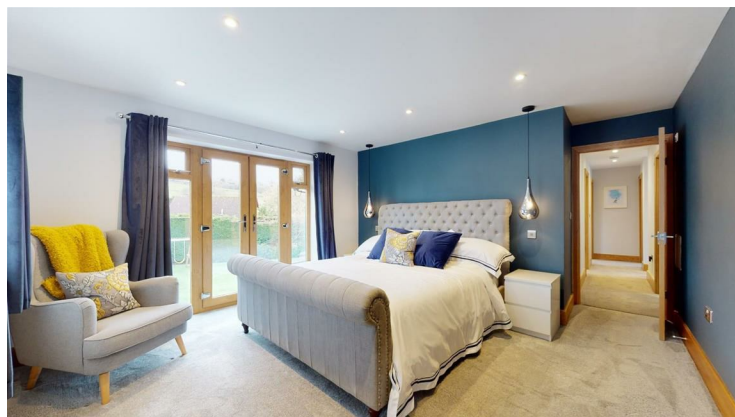
Comprising low flush WC and wash hand basin with cabinet beneath. Fully tiled walls with matching tiled floor, chrome towel radiator and double glazed window with frosted glass.

LANDING

Double glazed window, recessed ceiling lighting and oak interior doors with matching architraves and skirting boards.

BEDROOM ONE

4.27m x 4.65m (14' x 15'3")



A superb master bedroom suite with double glazed window to the front. and matching French doors to the side gable with glass Juliet balcony and pleasing views over the garden and across to the surrounding hillside. Recessed ceiling lighting and radiator. Concealed sliding door to dressing room.



DRESSING ROOM

3.48m x 2.44m (11'5" x 8')



Double glazed window to the front, range of open fronted wardrobe units with hanging rails and shelving. Loft access, radiator and concealed sliding door to en suite.

EN SUITE

3.48m x 1.45m (11'5" x 4'9")



A luxury en suite shower room fitted with a modern suite comprising twin vanity wash basins with feature mixer taps

and wide matte grey drawers beneath, large walk-in tiled shower enclosure with marble style tiled walls, glazed screen, overhead shower with handset, and low flush WC. Contemporary style radiator, tiled floor and feature lighting. Extractor fan and inset ceiling lighting.

BEDROOM TWO

3.25m x 3.51m (10'8" x 11'6")



Double glazed window to the rear with views across to Hope mountain. Recessed ceiling lighting and radiator.

BEDROOM THREE

3.48m x 2.77m (11'5" x 9'1")



Double glazed window to the rear, recessed ceiling lighting, built in mirror fronted wardrobe and radiator.

BEDROOM FOUR

3.25m x 2.67m (10'8" x 8'9")



Double glazed window to the rear with views across to Hope mountain. Built in wardrobe units extending the full length of one wall with sliding door fronts, recessed ceiling lighting and radiator.

FAMILY BATHROOM

3.48m x 3.05m (11'5" x 10')



A modern well appointed bathroom with four-piece suite comprising an oval shaped bath with wall mounted tap, large corner shower cubicle with mains shower valve with twin headset, vanity wash basin with mixer tap and low flush WC. Attractive part tiled walls with matching floor. Contemporary style radiator, recessed ceiling lighting, extractor fan and double glazed window with frosted glass.