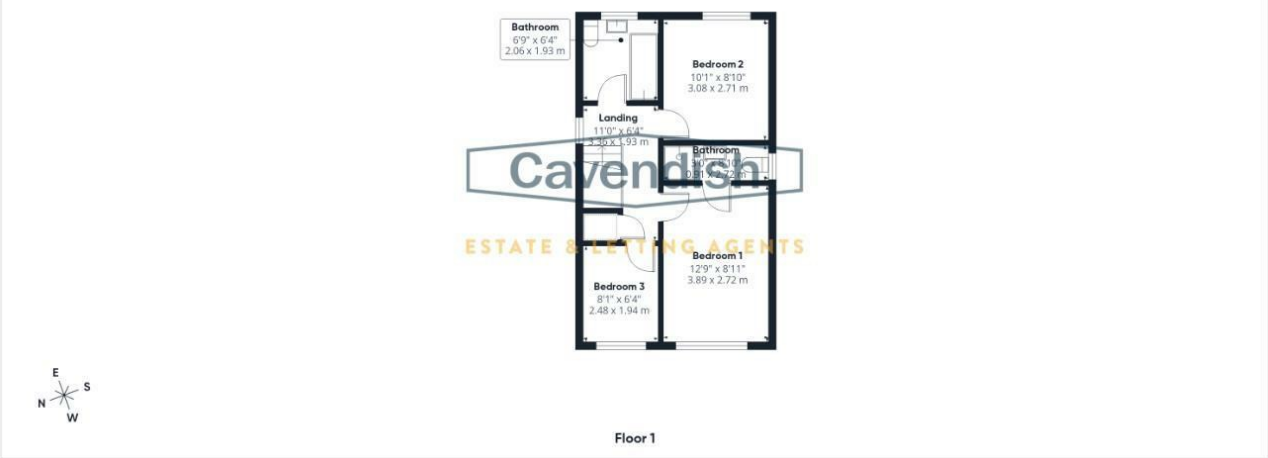
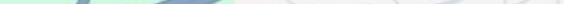


12 Llys Brenig, Ewloe, Deeside, CH5 3UB





Energy Efficiency Rating

Environmental Impact

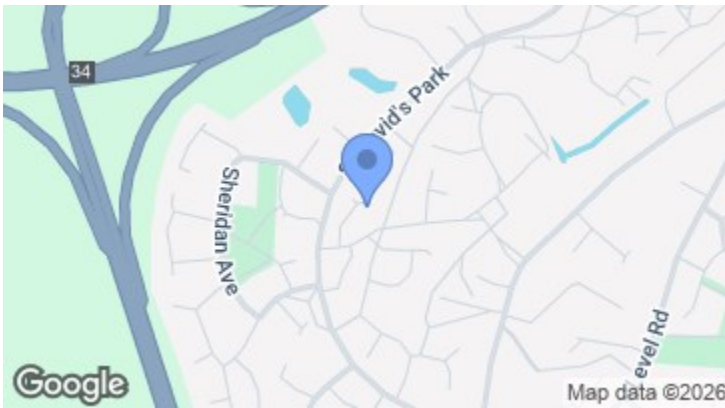
Approximate total area⁽ⁿ⁾

829 ft²

77 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		73	85
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



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.

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12 Llys Brenig Offers Over

Ewloe, Deeside, CH5 3UB	£270,000
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Offers Over

£270,000

*** No Onward Chain*** A well-presented and attractive three-bedroom detached family home, ideally positioned within a quiet residential cul-de-sac in the popular village of Ewloe. The property offers well-proportioned accommodation including three reception areas, conservatory, fitted kitchen, three bedrooms with an en-suite to the principal bedroom, family bathroom and useful built-in storage throughout. Outside, there is driveway parking, established front and rear gardens and excellent side access. An ideal opportunity for first-time buyers, young families or those looking to be within easy reach of Chester, North Wales and the A55.

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Location

Ewloe is a popular and well-connected Flintshire village, particularly appealing to families and commuters seeking convenient access to both North Wales and Chester. St David's Park is an established business and residential area positioned close to the A55 and A494, with the road network providing straightforward connections towards Chester, North Wales, the M56 and wider North West. St David's Park is approximately seven miles from Chester.

External



Entrance Hall
1.20 x 1.56 (3'11" x 5'1")



Accessed via a covered tiled and timber porch, the property opens through a stylish black UPVC entrance door with attractive stained-glass detailing into a welcoming entrance hallway. Wood-effect flooring, radiator, pendant lighting and a useful cloak/storage cupboard provide a practical introduction to the home, with carpeted stairs rising to the first floor beneath a wooden handrail.

Living room
4.61 x 3.69 (15'1" x 12'1")



A comfortable and naturally bright principal reception room with a large double-glazed window overlooking the front garden. The room features carpeting, coving, pendant lighting and a contemporary electric fire with a grey surround and black granite hearth, creating an attractive focal point. An opening leads through towards the dining area, allowing the accommodation to flow naturally for family living and entertaining.



Dining Area
3.32 x 2.22 (10'10" x 7'3")



The dining area provides a useful link between the main living accommodation, kitchen and conservatory. A further radiator and pendant lighting complement the space, while sliding double doors open into the conservatory, creating a particularly versatile arrangement for everyday family life and entertaining.

Kitchen
3.30 x 2.40 (10'9" x 7'10")



The kitchen is fitted with a range of white wall and base units complemented by contrasting grey work surfaces and a tiled splashback. Integrated appliances include an electric oven with hob and extractor above, while there is a stainless-steel sink with drainer and adjustable mixer tap. A double-glazed rear window provides a pleasant outlook, with plenty of power points including USB charging points and space for either a washing machine or dishwasher. A UPVC obscure-glazed door provides useful access to the side of the property. A further door beneath the stairs opens into useful additional storage.



Conservatory
2.57 x 2.42 (8'5" x 7'11")



A lovely addition to the accommodation, the conservatory enjoys views across and direct access to the rear garden. Tiled flooring, extensive double glazing, roller blinds and a ceiling fan with light provide a comfortable year-round space, whether used as a secondary sitting room, garden room or informal dining area. A UPVC door opens directly onto the garden.

Landing
3.36 x 1.93 (11'0" x 6'3")



The first-floor landing is carpeted and provides access to all three bedrooms and the family bathroom. There is loft access, useful storage and a cupboard housing the recently fitted Glow-worm boiler.

Bedroom 1
3.89 x 2.72 (12'9" x 8'11")



A well-proportioned double bedroom with carpeted flooring and an excellent range of built-in storage, including wardrobes, bedside storage and overhead cupboards. A double-glazed window overlooks the front of the property, while radiator and pendant lighting complete the room.

Ensuite
0.91 x 2.72 (2'11" x 8'11")



The principal bedroom benefits from a modern en-suite shower room with black tile-effect flooring, white sanitaryware and a contemporary corner shower enclosure with bifold glazed door. The shower incorporates an adjustable shower head and additional spray function, with attractive grey splashback tiling and practical wall panelling. There is also a heated towel rail, mirror, ventilation system and double-glazed window.

Bedroom 2
3.08 x 2.71 (10'1" x 8'10")



A further well-sized double bedroom with carpeted flooring and fitted storage, including wardrobes and a useful dressing/make-up area. A double-glazed window overlooks the rear garden, while radiator and pendant lighting provide a comfortable and practical bedroom.

Bedroom 3
2.48 x 1.94 (8'1" x 6'4")



Currently arranged as a home office, this versatile third bedroom offers flexibility for a child's bedroom, nursery, guest room or study. There is fitted storage, a double-glazed front-facing window, radiator and pendant lighting.

Bathroom
2.06 x 1.93 (6'9" x 6'3")



The family bathroom is fitted with a modern white suite comprising WC, wash hand basin and panelled bath with electric shower over. There is a tiled-effect floor, white tiled splashback, heated towel rail, double-glazed obscure window, ventilation system and inset spotlighting.

Garden



The rear garden provides a particularly attractive feature of the property, being predominantly laid to lawn and enclosed by established hedging to the rear, creating a good degree of privacy. A paved pathway runs through the garden with mature planting, rose bushes, together with a timber garden shed and fenced boundaries. Side access connects the rear garden to the driveway and front of the property, providing excellent practicality. There is also an outside tap and external lighting.



Parking



The parking is a shared driveway with space for two cars one after the other on the right hand side of the driveway.

Tenure

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

Council Tax

* Council Tax Band E - 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.

Viewings

By appointment through the Agent's Mold Office 01352 751515.