

| 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 | | |

7 The Pines
Hawarden, Deeside,
CH5 3QE

Offers Over
£475,000

An exceptional four-bedroom detached family home, occupying a quiet cul-de-sac position within one of Hawarden's most sought-after residential locations. Beautifully presented throughout, this spacious home offers an incredibly versatile layout with multiple reception rooms, a stylish kitchen, integral garage, landscaped gardens and an abundance of modern features including solar panels with battery storage and an EV charging point.

Designed with modern family living in mind, the property offers flexible accommodation that can be opened up for contemporary open-plan living or separated for more formal entertaining. Externally, the private rear garden has been thoughtfully landscaped to create a wonderful space for relaxing and entertaining, complete with patio seating areas, gazebo, spa area and established fruit trees.

Early viewing is highly recommended to fully appreciate the size, flexibility and quality of accommodation on offer.

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.

Location

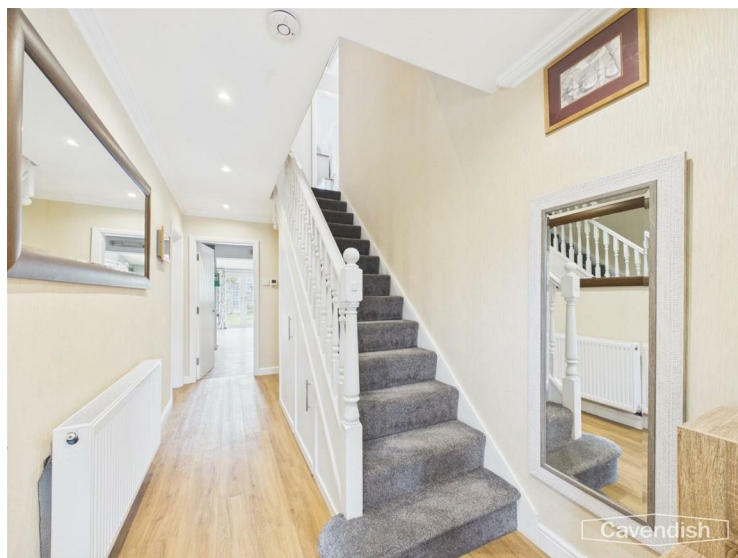
Situated within a peaceful cul-de-sac in the highly desirable village of Hawarden, this superb family home enjoys an enviable position close to a wealth of local amenities. Hawarden is renowned for its excellent primary and secondary schools, independent shops, cafés, restaurants and the historic Hawarden Castle Estate. Excellent road links provide swift access to the A55 Expressway, making commuting to Chester, Broughton, Deeside Industrial Park and across North Wales extremely convenient. The area also offers an abundance of countryside walks, making it ideal for families and outdoor enthusiasts alike.

External



The property occupies an attractive plot at the end of this cul du sac with a block-paved driveway providing parking for three vehicles, an EV charging point and access to the integral garage. Decorative gravel borders enhance the front elevation, while gated access leads to the rear.

Entrance Hallway
4.77 x 1.93 (15'7" x 6'3")



A welcoming entrance accessed via a uPVC glazed front door, leading into an attractive porch with wood flooring, decorative coving and ceiling light before

opening into the main hallway. A spacious central hallway finished with quality wood flooring, decorative coving, inset LED lighting, integrated speaker system and a radiator. Carpeted stairs rise to the first floor with a useful understairs storage cupboard, while doors lead to the principal ground floor accommodation.

Living room
4.78 x 3.33 (15'8" x 10'11")



A beautifully proportioned principal reception room enjoying a large front-facing window allowing natural light to flood the space. A striking wood-burning stove set upon a black slate hearth with timber mantel creates a wonderful focal point. Finished with carpeted flooring, decorative coving, radiator and ceiling light. Glazed internal doors open into the family living areas, allowing the space to be opened or closed as desired.

Kitchen
2.66 x 4.44 (8'8" x 14'6")



The stylish kitchen is fitted with an extensive range of oak wall and base units complemented by black granite worktops. Integrated appliances include a Rangemaster gas cooker with extractor above, dishwasher and stainless steel sink with mixer tap. Inset LED lighting, a vertical radiator and generous storage complete this impressive family kitchen.



Gym
5.26 x 1.90 (17'3" x 6'2")

Garage
5.32 x 2.57 (17'5" x 8'5")



A superb multifunctional space with electric roller garage door, Worcester gas-fired boiler, solar panel battery storage system and consumer unit. The rear section has been converted into a home gym complete with power, lighting, mirrored wall and storage, although it can easily be returned to full garage use if required.

Agents Notes

Further benefits include 14 roof-mounted solar panels with battery storage, gas central heating, EV charging point and a highly versatile internal layout ideally suited to modern family life.

Tenure

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

Council Tax

* Council Tax Band G - 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.

Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

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.

Bedroom 4
3.79 x 2.41 (12'5" x 7'10")



Another excellent double bedroom featuring carpeted flooring, radiator, ceiling light and front-facing window.

Family Bathroom
2.66 x 1.66 (8'8" x 5'5")



Fitted with a modern white suite comprising panelled bath with shower over and glazed screen, vanity wash basin with storage, WC, chrome heated towel rail, mirrored medicine cabinet, obscure double glazed window and wood-effect flooring

Garden



The landscaped rear garden has been designed for both entertaining and family enjoyment. A generous paved patio extends from the rear of the property, leading to a well-maintained lawn, attractive barbecue area and an artificial lawn with gazebo creating an ideal outdoor seating area. Mature fruit trees, raised planting beds and a dedicated spa area with decked surround provide a wonderful sense of privacy and tranquillity. Two garden sheds offer additional storage, while side access leads conveniently back to the front of the property.

Patio



Garden Room
4.24 x 2.73 (13'10" x 8'11")



A stunning extension overlooking the rear garden with full-height glazing, additional side window and double French doors opening directly onto the patio. Flooded with natural light, this wonderful room offers the perfect setting for entertaining or relaxing all year round.

Dining Room
4.22 x 3.09 (13'10" x 10'1")



An impressive entertaining space featuring wood flooring, two electrically operated Velux roof windows with integrated blinds, large rear-facing window and inset LED lighting. Sliding glazed doors allow this room to be enclosed from the adjoining reception space if desired, creating superb versatility.

Family room
2.62 x 3.42 (8'7" x 11'2")



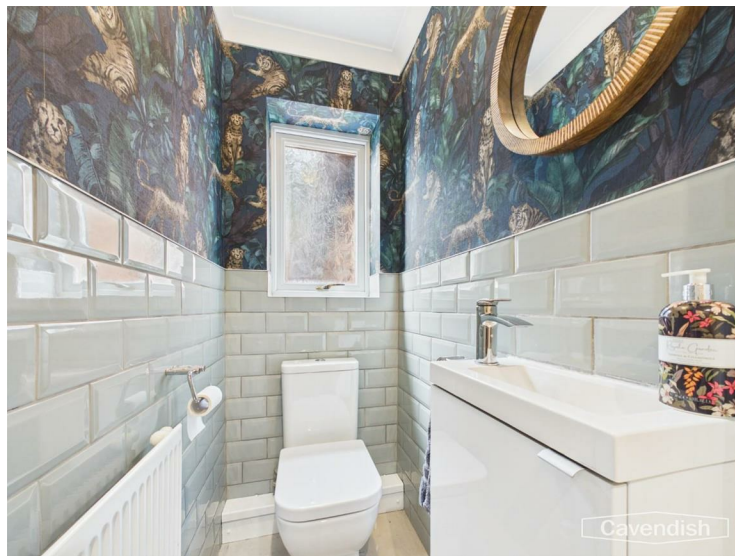
Flowing naturally from the kitchen, this flexible reception space offers wood flooring, decorative coving, ceiling lighting and provides the ideal informal sitting room or snug. Internal glazed doors allow the space to remain open plan or separated when required.

Utility
2.68 x 2.51 (8'9" x 8'2")



Fitted with matching grey wall and base units complemented by wooden worktops, the utility room provides space and plumbing for both washing machine and tumble dryer. A practical room with continued wood flooring and direct access to both the garage and rear garden.

Downstairs W/C
0.92 x 1.40 (3'0" x 4'7")



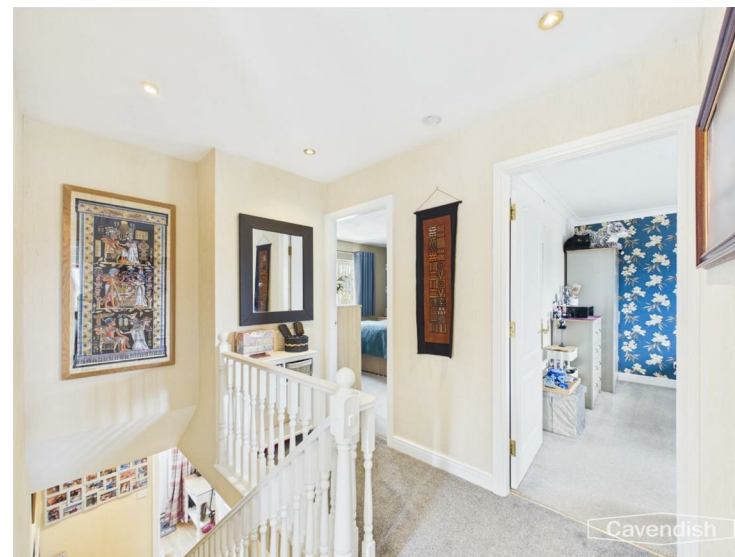
Beautifully appointed with contemporary tiling, low-level WC, space-saving wash basin, radiator and ceiling light.

Office
2.30 x 2.54 (7'6" x 8'3")



Positioned at the front of the property, this versatile room provides an excellent work-from-home office or study. Finished with carpeted flooring, ceiling light, useful alcove storage and ample power points.

Landing
2.58 x 4.46 (8'5" x 14'7")



A bright landing with inset LED lighting, loft access, side window and built-in airing cupboard providing excellent household storage.

Primary Bedroom
3.78 x 3.49 (12'4" x 11'5")



A generous principal suite enjoying a front-facing aspect. Fitted with an extensive range of bespoke bedroom furniture including wardrobes, bedside cabinets and chest of drawers, providing exceptional storage. Finished with carpeted flooring, radiator and ceiling fan.

Ensuite
1.77 x 1.92 (5'9" x 6'3")



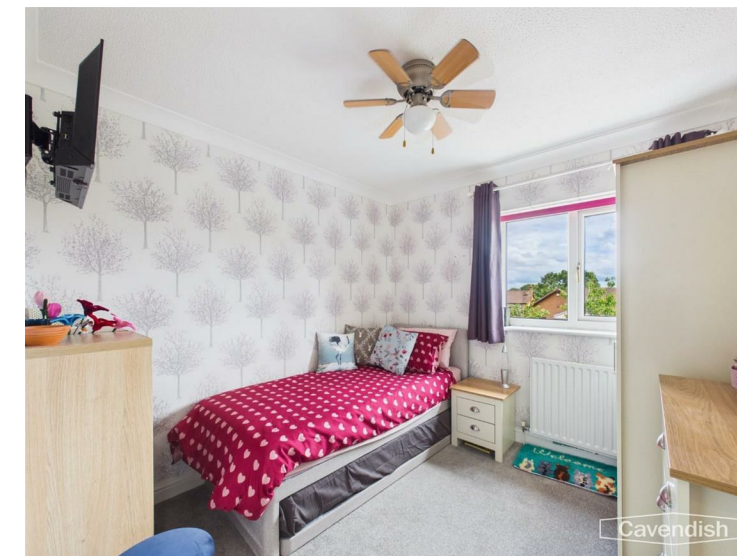
Well-appointed with wood-effect flooring, concealed WC, vanity wash basin with storage, corner shower enclosure with mains-fed shower, chrome heated towel rail, mirrored storage cabinet, obscure glazed window and extractor fan.

Bedroom 2
3.76 x 3.50 (12'4" x 11'5")



A spacious double bedroom overlooking the rear garden with carpeted flooring, radiator, decorative coving, ceiling fan and ample space for wardrobes and study furniture.

Bedroom 3
2.69 x 2.70 (8'9" x 8'10")



A spacious double bedroom overlooking the rear garden with carpeted flooring, radiator, decorative coving, ceiling fan and ample space for wardrobes and study furniture.