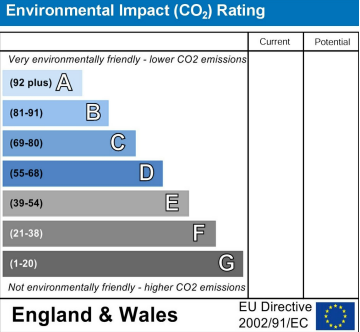
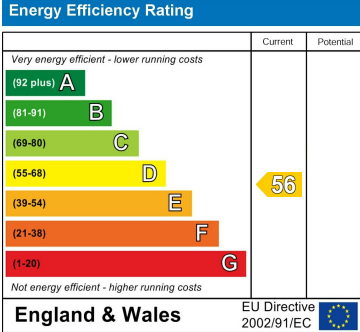
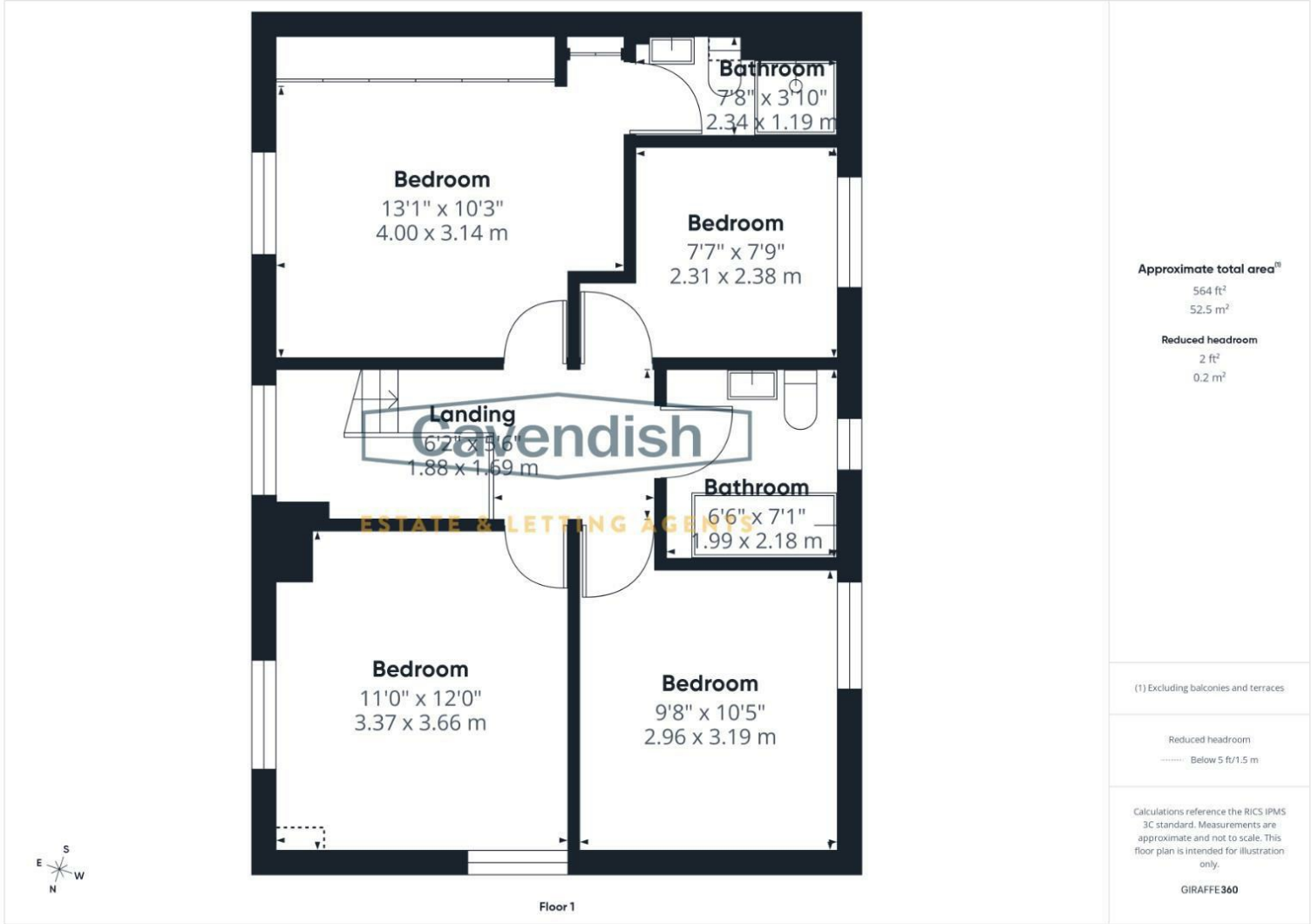




Cavendish

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Englewood Pentre Hill

Flint Mountain, Flint,
CH6 5QN

Offers Over
£350,000

Nestled in the charming area of Pentre Hill, Flint Mountain, this delightful detached house offers a perfect blend of comfort and style. Spanning an impressive 1,259 square feet, the property boasts four spacious bedrooms, making it an ideal family home. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area or a cosy lounge for relaxation.

With three well-appointed bathrooms, convenience is at the forefront of this property, allowing for ample space for family and guests alike. The thoughtful layout ensures that everyone can enjoy their own privacy while still being part of the home.

Set in the picturesque Flint Mountain, this residence not only offers a comfortable living space but also the opportunity to enjoy the natural beauty of the surrounding area. The location is ideal for those seeking a peaceful retreat while still being within easy reach of local amenities and transport links.

This property is a wonderful opportunity for anyone looking to settle in a serene yet accessible location. With its generous living space and well-designed layout, it is sure to appeal to families and individuals alike. Do not miss the chance to make this charming house your new home.

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.

Entrance Hall



A welcoming entrance hall accessed via a composite front door, featuring tiled flooring, a radiator, and stairs rising to the first floor. Doors provide access to the principal ground floor accommodation.

Cloakroom



Fitted with a low-level WC and wash hand basin set within a vanity unit with storage beneath and mixer tap. Tiled flooring, radiator, and a frosted window to the rear elevation provide natural light and ventilation.

Living Room



A bright and comfortable reception room with a window to the front elevation allowing plenty of natural light. Finished with a radiator.

Second Reception Room / Bedroom Five

A versatile room currently utilised as a fifth bedroom, offering flexibility as a home office, playroom, or additional reception room. Includes a window to the front elevation and a built-in cupboard housing the wall-mounted boiler.

Kitchen



Recently refitted with a stylish cream Shaker-style kitchen complemented by wood-effect worktops. Comprising an excellent range of wall and base units, a composite sink and drainer with mixer tap positioned beneath a window overlooking the rear garden, integrated double oven, five-ring induction hob with extractor canopy over, plumbing for a dishwasher, space for an American-style fridge freezer, laminate flooring, radiator, and an attractive archway opening into the dining room.



Utility / Rear Porch



Providing practical additional space with plumbing and room for a washing machine, windows to the rear and side elevations, and a stable door giving access to the side of the property.

Dining Room



Flowing seamlessly from the kitchen, this generous dining area features laminate flooring, a radiator, and sliding patio doors opening directly onto the rear garden, creating an ideal space for family dining and entertaining.

First Floor Landing



Providing access to all four bedrooms and the family bathroom.

Master Bedroom



A spacious double bedroom with a window to the front elevation, fitted wardrobes and additional built-in storage. Radiator and power points. A door leads through to the newly renovated en-suite shower room.

En-Suite Shower Room



Recently refurbished to a high standard, comprising a walk-in shower enclosure, low-level WC, wash hand basin with vanity storage and mixer tap, fully tiled walls and flooring, and a ladder-style heated towel radiator.

Bedroom Two



A well-proportioned double bedroom enjoying windows to both the front and side elevations, creating a bright dual-aspect room. Radiator and power points.

Bedroom Three



A comfortable double bedroom featuring bespoke fitted wardrobes and over-bed storage, window to the rear elevation, radiator, and power points.

Bedroom Four



A double bedroom with a window to the rear elevation, radiator, and power points.

Family Bathroom



Beautifully updated and fitted with a panelled bath incorporating built-in storage and an electric shower over, low-level WC, wash hand basin set within a vanity unit with storage beneath, frosted rear window, radiator, and complementary fittings throughout.

External



The rear garden has been designed for ease of maintenance, featuring secure fenced boundaries, a block-paved patio, and artificial lawn. Enjoying attractive countryside views, the garden also benefits from a useful external storage room with a window to the rear, providing excellent additional storage space.

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.

Award Wining 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.