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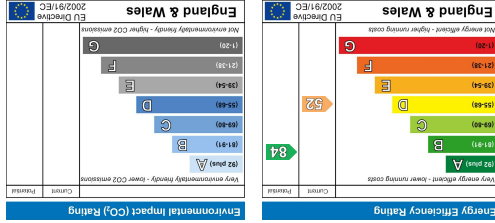
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**LONGFELLOW AVENUE, HAWARDEN**

**£350,000**



## SPACIOUS FOUR BED DETACHED | SOUGHT AFTER LOCATION

- A well-presented four-bedroom detached family home situated on the much sought-after St David's Park development in Hawarden built by the renowned national builder, Redrow Homes. There is a mini supermarket nearby and local bus services, whilst the popular village of Hawarden has a small range of shops serving daily needs, restaurants, schools for all ages and train station. The village lies some 7 miles from Chester and 5 miles from Mold and is within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A55 and the M53 motorways. In brief the property comprises of; entrance hall, open play lounge/diner with sliding doors into the conservatory, kitchen with a range of integrated appliances, playroom and wc. To the first floor, the spacious landing leads off to the four bedrooms and main bathroom. The main bedroom benefits from fitted wardrobes and an en suite shower room. A well presented rear garden with decorative paved patio area leading onto a spacious grass lawn with a children's play area to the rear. The garden is complete with flower borders and is fully enclosed with timber fencing and also benefits from a sunny aspect making a great space to entertain over the summer months. To the front of the property, there is a block paved driveway allowing parking for multiple vehicles with a grass lawn to the side.

### Entrance Hall

Leading through the composite front door, the hallway has a turned staircase rising to the first floor, grey wood effect laminate flooring, radiator and power points. Doors lead off to the play room, wc, kitchen/breakfast room and the lounge/diner.

### Play Room

Previously the garage, this room is currently used as a playroom but offers a versatile space with a uPVC double glazed window to the front elevation, radiator, power points, inset ceiling spotlights.

### WC

Comprising of a low flush wc, white coloured vanity unit with mixer tap and chrome ladder style radiator. The WC has fully tiled walls, frosted window to the side elevation, wood effect laminate flooring.

### Kitchen/Breakfast Room

Comprising from a range of wall, base and drawer units with complementary worktop surface over and breakfast bar area, inset stainless steel sink with drainer and mixer tap. There are a range of integrated appliances to include a double oven, five ring gas hob, extractor hood, fridge/freezer, dishwasher and wine cooler. uPVC double glazed window to the rear elevation looking onto the garden, uPVC door, under stairs storage cupboard, radiator, power points, wood effect laminate flooring, door to side leading into the dining area.

### Living/Diner

A light and airy space with a uPVC double glazed window to the front elevation and sliding doors to the rear of the dining area lead into the conservatory. There is a feature fireplace to the side, radiator, power points, television point.

### Conservatory

A brick and uPVC double glazed construction with tiled flooring and uPVC French doors to the side leading out to the rear garden, power points.



### First Floor Landing

A spacious landing leading from the turned staircase, there is a uPVC double glazed window to the side elevation, access is available to the loft via a ceiling hatch, radiator, power points. Doors lead off to the bedrooms and main bathroom.

### Bedroom One

A spacious double bedroom with a uPVC double glazed window to the front elevation, there are fitted wardrobes to the side with mirrored sliding doors, radiator and power points, door leads into the en suite shower room.

### En Suite

A three piece suite comprising of a low flush wc, wash hand basin and corner mains powered shower. There is a frosted window to the front elevation, fully tiled walls, tiled flooring, chrome ladder style radiator.

### Bedroom Two

Double bedroom with a uPVC double glazed window to the rear elevation overlooking the garden, radiator and power points.

### Bedroom Three

uPVC double glazed window to the rear elevation overlooking the garden, radiator and power points.

### Bedroom Four

uPVC double glazed window to the front elevation overlooking the garden, radiator and power points.

### Bathroom

Comprising of a three piece suite with a low flush WC, wash hand basin, bath with overhead shower, fully tiled walls, tiled flooring, radiator, frosted window to rear.

### Externally

A well presented rear garden with decorative paved patio area leading onto a spacious grass lawn with a children's play area to the rear. The garden is complete with flower borders and is fully enclosed with timber fencing and also benefits from a sunny aspect making a great space to entertain over the summer months. To the front of the property, there is a block paved driveway allowing parking for multiple vehicles with a grass lawn to the side.

### We Can Help

William Gleave Estate Agents are one of the leading independent, respected estate agents in North Wales. Whether you are thinking of selling, renting, buying or just need some friendly advice, William Gleave are here to help. We understand the process can be daunting however, if you're a first-time buyer or an experienced landlord, our experienced teams are here to ensure everything runs smoothly. Call us today on 01244 543 651!

