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12 Wold Court, Hawarden, Deeside, CH5 3LN

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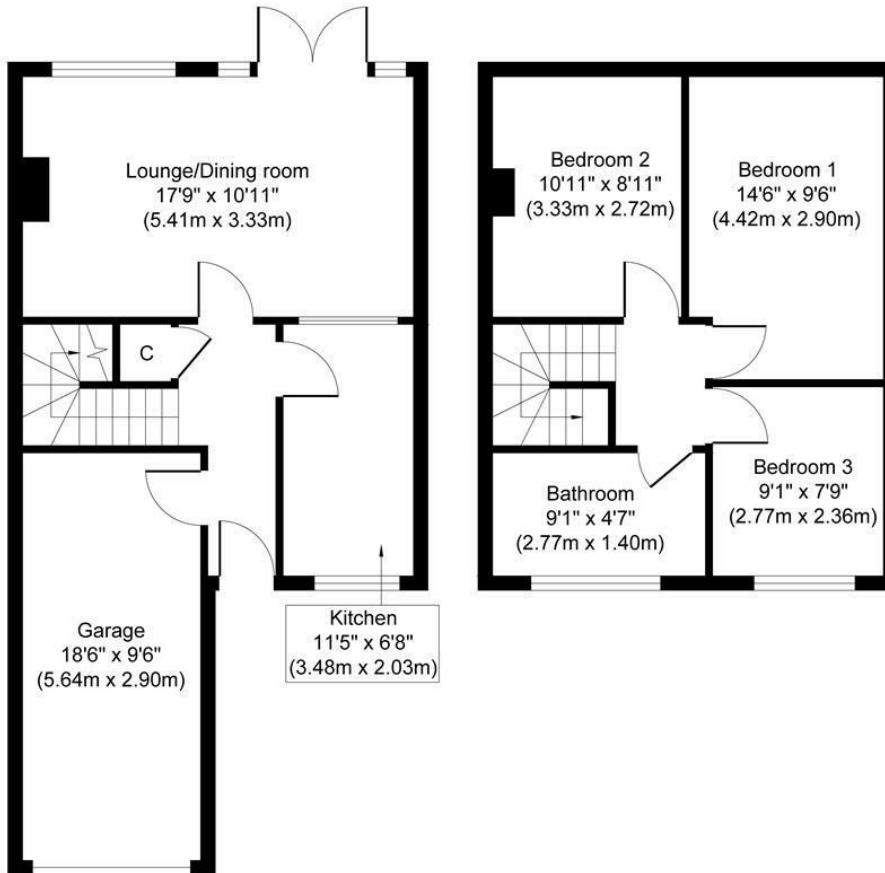
**Asking Price £260,000**

Welcome to this well presented, three bedroom mews house in the ever popular village of Hawarden.

The property enjoys a cul-de-sac position of similar designed homes, being situated close to the centre of Hawarden village with its selection of local shops.

The property would suit possible First Time Buyers, those downsizing or a useful addition to a rental portfolio. Major employers such as British Aerospace are within a reasonable distance and this and other employers can be readily accessed via public transport or the excellent road networks.

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**Ground Floor**  
**Approximate Floor Area**  
**507 sq. ft**  
**(47.10 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**402 sq. ft**  
**(37.34 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Entrance Hall

Access door to the integral garage, stairs to first floor, under stairs cupboard, central heating radiator.

## Lounge/Dining Room

17'9" x 10'11"

A feature fire surround and hearth with electric coal effect fire forms the focal point of this room. French doors lead to the rear patio and garden, double glazed window to rear, central heating radiator.

## Kitchen

11'5" x 6'8"

This modern fitted kitchen offers a range of wall and base units in a light wood effect, finished with subway style tiles forming the splashback. Contrasting worktops together with fitted hob, extractor above and oven below finish this presentation to a good standard. One and a half bowl stainless steel sink unit, fridge recess, plumbing for automatic washing machine, recessed spotlights, double glazed window, central heating radiator.

## First Floor

A turned staircase leads from the entrance hall to first floor landing. Loft access.

## Bedroom One

14'6" x 9'6"

Double glazed window, central heating radiator.

## Bedroom Two

10'11" x 8'11"

Double glazed window, central heating radiator.

## Bedroom Three

9'1" x 7'9"

Double glazed window, central heating radiator.

## Bathroom

9'1" x 4'7"

A very modern suite including a 'P' shaped bath with shower and screen, vanity unit topped with sink unit, low level WC, heated towel rail, tiled walls, shaver point, double glazed window.

## Integral Garage

18'6" x 9'6"

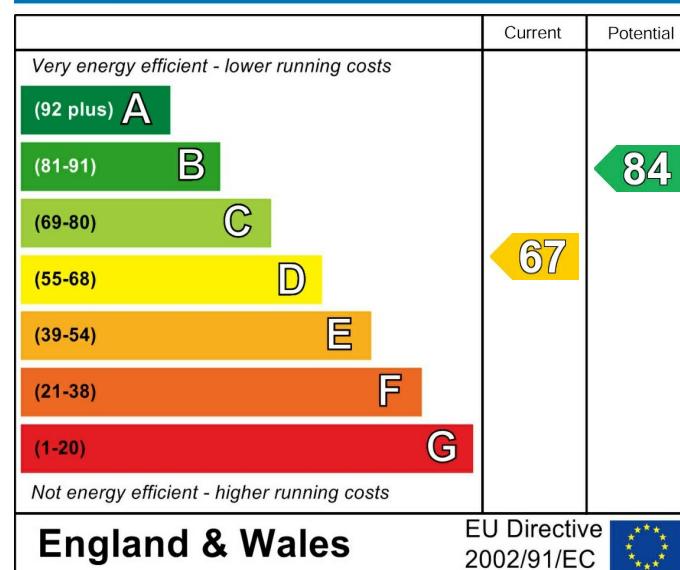
Up and over door, power and light, central heating boiler.

## Outside

To the front there is ample parking for two medium cars, but there is the potential to extend this into the gravelled area (subject to any required permission being obtained).

To the rear there is a paved area with a side relief of gravel.

## Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

