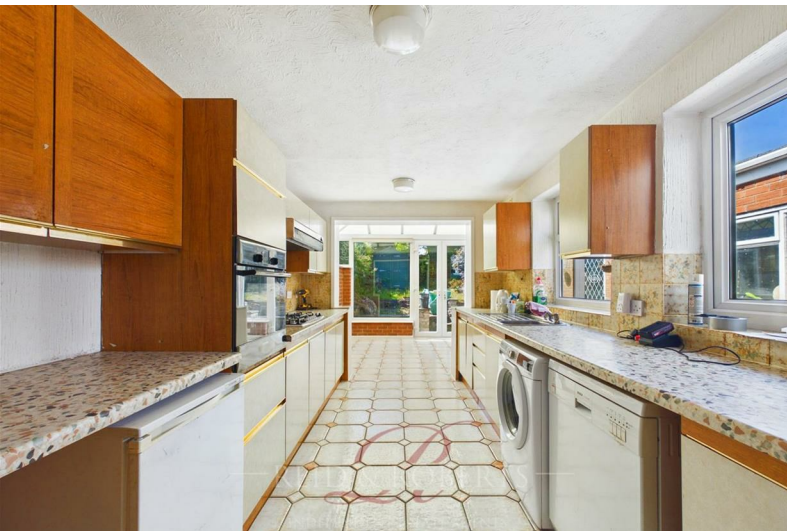




22 Brunswood Green

Hawarden, Deeside, CH5 3JA

£220,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this well-proportioned three-bedroom detached family home, offering versatile living accommodation, generous off-road parking, a detached single garage and an attractive enclosed rear garden.

The accommodation is arranged over two floors and begins with a welcoming Entrance Hallway, providing access to the Lounge and Dining Room, together with useful understairs storage and stairs rising to the first floor. The Lounge sits to the front of the property and benefits from an attractive leaded bay window, while the separate Dining Room provides a comfortable space for family dining and entertaining, with windows overlooking both the side and rear elevations.

An exposed-brick opening and breakfast bar connect the Dining Room with the Kitchen, which is fitted with a range of wall and base units and integrated cooking appliances. From here, an opening leads into the Conservatory/Sun Room, creating an additional reception space with French doors opening directly onto the rear garden.

To the first floor are three bedrooms, comprising two doubles and a single, with useful fitted storage to both the principal and third bedrooms. A three-piece Family Bathroom with a double shower enclosure completes the internal accommodation.

Externally, the property benefits from a tarmacadam driveway providing off-road parking for approximately four vehicles, leading to a detached single garage with power and lighting. The front garden is predominantly laid to lawn with established shrubs and flowering plants, while the enclosed rear garden offers paved seating areas, lawn, mature planting and useful garden storage.

Early viewing is highly recommended to appreciate the accommodation, parking and outdoor space this home has to offer.

Accommodation Comprises

The property enjoys a generous frontage with a tarmacadam driveway providing off-road parking for approximately four vehicles, extending along the side of the house towards the detached garage. The front garden is predominantly laid to lawn and complemented by an attractive selection of established shrubs and flowering plants.

Entrance Hallway

A bright and welcoming entrance into the home, approached through a uPVC entrance door with double glazed panels. Two uPVC double glazed leaded windows to the front and side elevations allow for plenty of natural light, with a staircase rising to the first floor accommodation and useful understairs storage. Finished with a central ceiling light and single panelled radiator, with access leading through to the Lounge and Dining Room.

Lounge

A comfortable and inviting reception room positioned to the front of the property, with an attractive leaded bay window creating a lovely focal point and bringing plenty of natural light into the room. Offering space for a range of freestanding furniture and finished with carpeted flooring, coved ceiling, central ceiling light, three wall lights and single panelled radiator.

Dining Room

A versatile and well-proportioned reception room, perfectly suited to family dining and entertaining. Dual-aspect uPVC double glazed windows to the side and rear elevations provide plenty of natural light, while a built-in cupboard offers useful additional storage. An attractive exposed-brick opening with breakfast bar creates a characterful connection through to the Kitchen. Further features include a textured and coved ceiling, two ceiling lights, two wall lights and double panelled radiator.

Kitchen

A practical and well-equipped Kitchen fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. Incorporating a stainless steel sink and drainer with mixer tap, eye-level electric oven and four-ring gas hob with extractor hood over. There is also space for an under-counter fridge and freezer, together with plumbing and space for a washing machine and tumble dryer. Tiled flooring continues throughout, with an opening leading seamlessly into the Conservatory/Sun Room.

Conservatory

A lovely addition to the ground floor accommodation, providing a versatile second sitting area with pleasant views over the rear garden. Surrounded by uPVC double glazed windows set above dwarf brick walls, the room enjoys an abundance of natural light and features a vaulted polycarbonate roof with ceiling light and fan, together with a wall-mounted heater. French doors open directly onto the patio and garden, creating an easy flow between the indoor and outdoor spaces.

First Floor Comprises

A lovely addition to the ground floor accommodation, providing a versatile second sitting area with pleasant views over the rear garden. Surrounded by uPVC double glazed windows set above dwarf brick walls, the room enjoys an abundance of natural light and features a vaulted polycarbonate roof with ceiling light and fan, together with a wall-mounted heater. French doors open directly onto the patio and garden, creating an easy flow between the indoor and outdoor spaces.

First Floor Landing

A light first floor landing with a uPVC double glazed window to the side elevation, two wall lights and loft access. Doors provide access to all three bedrooms and the Family Bathroom.

Principle Bedroom

A well-proportioned double bedroom positioned to the front of the property, benefiting from excellent built-in storage. Fitted wardrobes with wooden sliding doors and overhead cupboards provide generous hanging and storage space, complemented by an additional shelved storage cupboard. A uPVC double glazed leaded window overlooks the front elevation, with a central ceiling light and single panelled radiator.

Bedroom Two

A further good-sized double bedroom enjoying a pleasant outlook over the rear garden through a uPVC double glazed window. Offering ample space for bedroom furniture and finished with a central ceiling light and single panelled radiator.

Bedroom Three

A versatile third bedroom, ideal as a single bedroom, nursery or home office, with the added benefit of fitted mirrored wardrobes incorporating drawers and hanging rails. A uPVC double glazed window overlooks the rear garden, with a central ceiling light and single panelled radiator.

Bathroom

Fitted with a three-piece suite comprising a low flush WC, pedestal wash hand basin and generous double shower enclosure with fully panelled surround, mains-powered shower, integrated shower seat and support rail. Finished with tiled walls and vinyl flooring, together with a single panelled radiator, shaver socket and uPVC double glazed leaded frosted window to the front elevation.

External

Rear Garden

The enclosed rear garden provides a lovely outdoor space for relaxing, entertaining and family enjoyment, with a paved pathway extending around the property and opening onto a patio area ideal for outdoor furniture and barbecues. Stone steps rise to an additional paved seating area and the predominantly lawned garden beyond.

Established hedging, mature shrubs and trees add greenery and character to the garden, with panelled fencing providing defined boundaries. A hardstanding area with garden shed offers useful additional outdoor storage.

Detached Garage

Positioned at the end of the driveway, the detached single garage provides valuable additional parking, storage or workshop space and is accessed via an up-and-over door. Benefiting from power and lighting, timber-framed windows to the side and rear elevations and a uPVC pedestrian door with frosted double glazed panel providing convenient access from the garden.

EPC Rating - TBC

Council Tax Band - D

Tel: 01352 700070

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

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Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

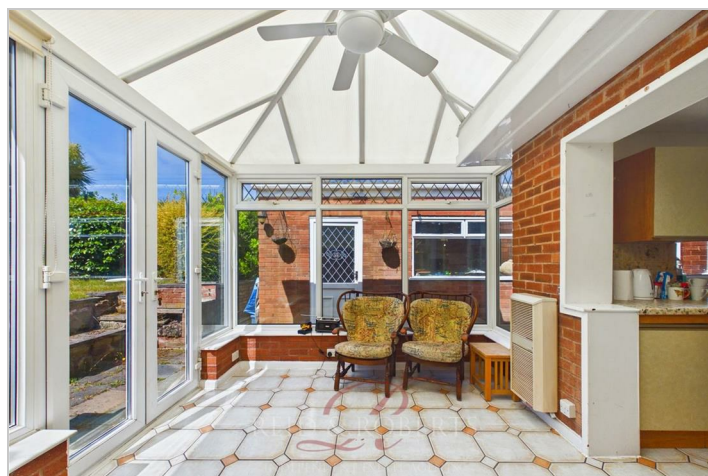
Services

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for

use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



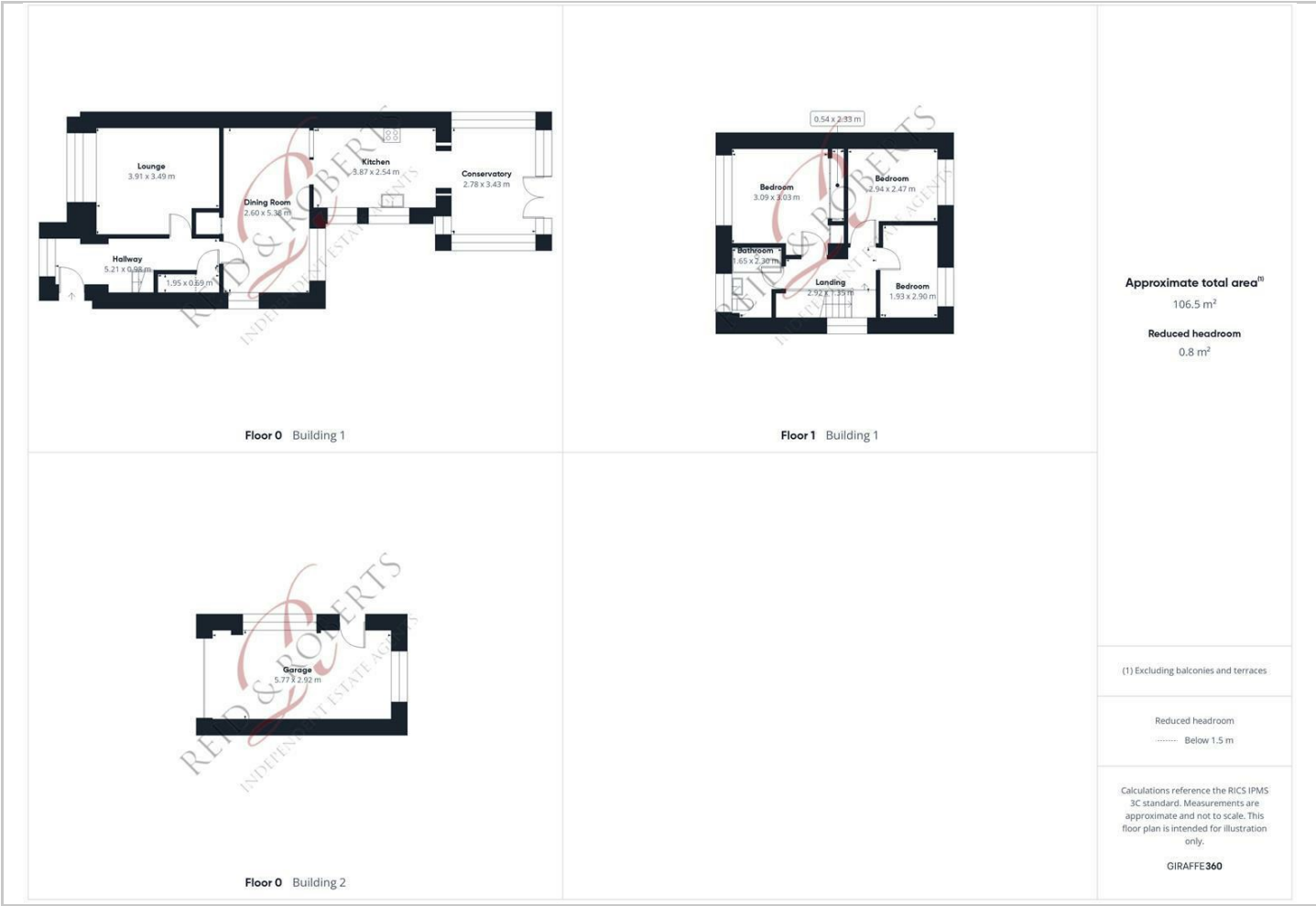
Hybrid Map



Terrain Map



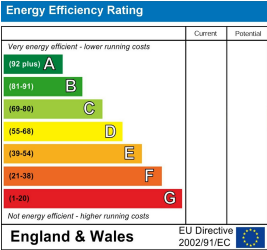
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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