



## 65 Hamilton Avenue

Sandycroft, Deeside, CH5 2PA

O.I.R.O £230,000



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## Property Description

Reid & Roberts Estate and Letting Agents are truly delighted to introduce to the market this exceptional detached bungalow, occupying a rare and remarkably generous plot that immediately sets it apart from others in its class. Offering outstanding potential for extension or even additional development (subject to the relevant planning permissions), this is a home that presents both immediate comfort and exciting future possibilities. Beautifully maintained throughout, the property has been clearly cherished by its current owners. A recently fitted, contemporary shower room adds a stylish modern touch, while the remaining accommodation provides excellent scope for cosmetic updating, allowing a purchaser to personalise and modernise to their own taste over time. The proportions throughout are impressive, with spacious and versatile living areas that create a wonderful sense of light and flow.

The accommodation is well laid out and offers a balanced, practical flow throughout. A welcoming entrance hallway leads into a spacious lounge, ideal for both relaxing and entertaining, while a separate dining room provides additional living space and flexibility. An inner hallway gives access to the remaining rooms, including a well-proportioned kitchen, two genuine double bedrooms and a recently installed modern shower room, finished to a stylish standard and ready to enjoy.

Externally, the property continues to impress. An extensive driveway provides ample off-road parking for multiple vehicles and reinforces the sense of space that defines this home. However, it is the rear garden that is the true standout feature. The plot extends significantly beyond the bungalow itself, offering an exceptional expanse of outdoor space rarely found. Whether envisioned as a landscaped garden retreat, space for a substantial extension, a detached annex, garden studio or even potential further development (subject to permissions), the possibilities here are considerable.

## Accommodation Comprises

The property is approached via a substantial concrete driveway providing off-road parking for at least four vehicles. The frontage is attractively arranged with a decorative gravelled area and block paved detailing, creating excellent kerb appeal. A step leads to the UPVC double glazed entrance door with frosted inset panels, opening into the welcoming entrance hall.

### Entrance Hallway

The entrance hall provides access to the principal living areas and includes a useful storage cupboard housing the boiler and consumer unit, with additional space ideal for household storage.

### Lounge

The lounge is a fantastic size and flooded with natural light from a large UPVC double glazed window to the front elevation. A feature electric

fire set on a tiled hearth with marble surround and wooden mantle creates an attractive focal point. Additional features include wall light points, coving, textured ceiling, TV aerial point and radiator.

Decorative glazed sliding wooden doors open through to the dining room, offering flexible open-plan living if desired.

### Dining Room

The dining room is equally generous in size and currently accommodates both a dining suite and additional seating, demonstrating the flexibility of the layout. This room is ideal for family gatherings, entertaining guests or even as a secondary sitting room, with its dual access enhancing the flow of the home.

### Inner Hallway

The inner hallway provides access to the remaining accommodation, including both bedrooms, the shower room and the kitchen, and also benefits from loft access, offering further storage potential.

### Kitchen

The kitchen is fitted with a range of wall and base units complemented by practical work surfaces and fully tiled walls and flooring for ease of maintenance. It incorporates a stainless steel sink with mixer tap, electric oven with four-ring electric hob and extractor hood over, along with plumbing for a washing machine. There is sufficient space to accommodate a small breakfast table, creating an informal dining area ideal for everyday use.

### Bedroom One

Both bedrooms are excellent-sized doubles and enjoy pleasant views over the rear garden. The principal bedroom benefits from built-in overhead wardrobes with matching bedside furniture, providing excellent storage without compromising on space.

### Bedroom Two

The second bedroom is equally well proportioned, making it ideal for guests, family members or even as a home office if required

### Shower Room

The modern shower room has been stylishly fitted with a contemporary three-piece suite comprising a corner shower cubicle with mains-fed waterfall shower and handheld attachment, a vanity wash hand basin with mixer tap and a low flush WC. Fully tiled walls and flooring give a sleek finish, while a heated towel rail and frosted UPVC double glazed window complete the space.

### Outside

The true standout feature of this home is the extraordinary rear garden. Stepping out from the kitchen, you are greeted by a generous concrete patio area, perfect for outdoor seating and summer entertaining. This leads to the double garage, which is fitted with an electric door and full

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power supply, providing excellent storage or workshop potential. Beyond this, the garden opens up into an expansive lawned area of remarkable proportions. A central paved pathway runs through the garden, dividing the space while enhancing its structure and accessibility. Mature trees, shrubs and established flower borders frame the garden beautifully, all enclosed by secure fencing. The sheer scale of this outdoor space offers outstanding versatility, with exciting potential for further development, such as the addition of an annex or garden building, subject to the necessary planning permissions.

### EPC Rating C

### Council Tax Band C

### Do You Have A Property To Sell?

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

### Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### 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

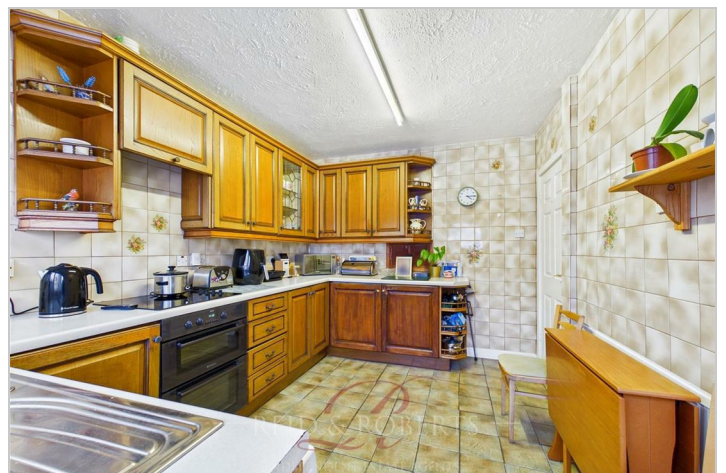
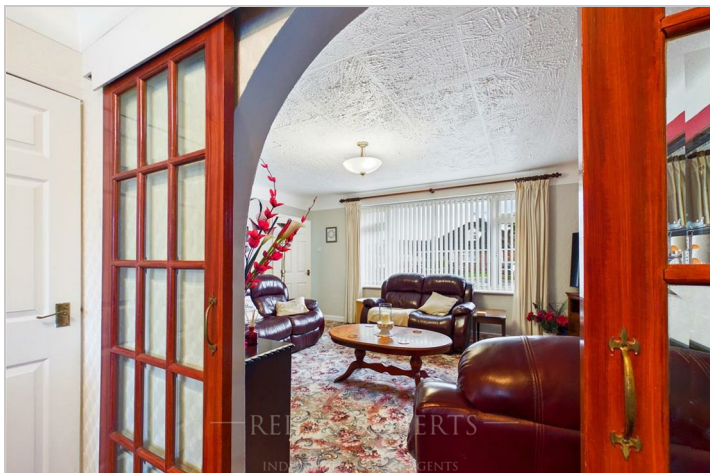
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

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.

### 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.



## Road Map



## Hybrid Map



## Terrain Map



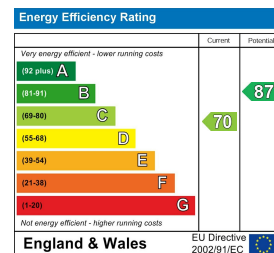
## Floor Plan



## 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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