



Ffordd Walwen

Lixwm,
Holywell, Flintshire CH8 8LW

Price
£475,000

A spacious and highly appointed four bedroom detached house of individual design with conservatory and integral double garage, set within large private gardens of approximately 0.3 acre, to the centre of this noted rural village some 7 miles west of Mold. This imposing family residence dates from circa 1986 and has been extended to provide well planned and immaculately presented accommodation, with three reception rooms to include an attractive lounge with inglenook fireplace and multi-fuel stove and a splendid conservatory overlooking the garden. Benefitting from double glazing and oil fired central heating system and in brief comprising: reception hall, cloakroom/shower room, open plan dining room, lounge, conservatory, kitchen/family room with Rayburn range and integrated appliances, utility room, rear porch, first floor gallery landing, master bedroom with en suite bathroom, three further bedrooms and bathroom. Continued over.../ INSPECTION HIGHLY RECOMMENDED.

CONTINUED FROM FRONT PAGE

Off-road parking, double garage with electric doors and beautiful well stocked gardens with patio areas and pergolas. The property occupies a very private position to the centre of this popular village with Primary School and Inn, and stands in large gardens which have been developed to provide a delightful setting with a profusion of specimen shrubs and trees. Whilst enjoying the benefits of its semi rural setting, the A55 is approximately 4 miles enabling ease of access along the North Wales coast, to Chester (18 miles) and the motorway network beyond. Both Liverpool and Manchester International airports are within an hour's drive. The market town of Mold is within a short drive which provides a comprehensive range of shopping facilities for daily needs, a twice weekly street market, popular restaurants and leisure facilities including Theatr Clwyd.

THE ACCOMMODATION COMPRISES:

Wide covered entrance with brick supporting pillars, outside light, external power points and wood effect "Rock" composite double glazed door to:

RECEPTION HALL

3.89m x 2.16m reducing to 1.57m (12'9" x 7'1" reducing to 5'2")

High vaulted ceiling with gallery landing and turned staircase to the first floor with hard wood spindles and hand rail. Recessed lighting, high polished American Oak flooring, feature brick wall, alarm control panel, double glazed window and radiator.



CLOAKROOM/WC/SHOWER

2.46m x 2.01m (8'1" x 6'7")

Fitted with a white suite comprising corner shower cubicle with Mira Advance thermostatic electric shower, low flush wc and pedestal wash basin. Fully tiled walls, matching tiled floor, double glazed window and radiator.

DINING ROOM

3.96m x 3.89m (13'0" x 12'9")

Continuation of the high gloss oak strip flooring, feature brick wall, radiator, double glazed french doors to the garden with matching windows to either side and further glazed door leading through to the conservatory. Opening to the lounge.



LOUNGE

6.20m x 3.89m reducing to 3.48m (20'4" x 12'9" reducing to 11'5")

An attractive room with double glazed windows to two aspects with far reaching views across to the Clwydian Hills, deep brick inglenook fireplace with exposed beam, tiled hearth and Franco Belge multi-fuel stove, painted beamed ceiling, tv and telephone points and two radiators.



CONSERVATORY

4.37m x 4.62m (14'4" x 15'2")

An excellent conservatory built on a brick base to match the original house and taking full advantage of the setting with pleasing views of the gardens. UPVC double glazed windows with matching french doors to the adjoining patio, pitched polycarbonate roof, Travertine tiled floor, tv aerial point, recessed lighting and two radiators.



KITCHEN/FAMILY ROOM

4.72m (max) x 5.64m +recess 1.96m x 1.60m (15'6" (max) x 18'6" +recess 6'5" x 5'3")

A spacious room fitted with a comprehensive range of traditional style light cream fronted base and wall units with antique style handles and contrasting solid black granite work tops. White enamelled Belfast style sink and oil fired Rayburn range with two hot plates and two ovens. Further range of integrated appliances comprising ceramic hob, Miele electric oven, Neff fridge and dishwasher. Matching dresser style unit with display cabinets and plate racks, Travertine tiled splashback and matching floor. Recessed lighting, double glazed windows to three aspects and two traditional style radiators.



UTILITY ROOM

2.74m x 1.65m (max) (9'0" x 5'5" (max))

Fitted work top with inset sink unit with tiled splashback and cream coloured cupboards beneath. Void and plumbing for washing machine, Travertine tiled floor and built-in shelved cupboard.

REAR PORCH

1.78m x 1.27m (5'10" x 4'2")

Full length UPVC double glazed exterior door, Travertine tiled floor, radiator and internal door to the garage.

FIRST FLOOR LANDING

Gallery style landing with hard wood balustrade and spindles, access to loft, wall light points, radiator and painted traditional style cottage interior doors to all rooms.

BEDROOM ONE

5.46m x 3.07m reducing to 2.82m (17'11" x 10'1" reducing to 9'3")

Radiator and double glazed window to the front elevation with views across to the Clwydian Hills.



EN SUITE

3.25m x 2.21m (10'8" x 7'3")

Fitted with a light cream coloured suite comprising panelled bath, pedestal wash basin and low flush wc. Matching half tiled walls with feature dado tile, wood effect flooring, radiator, extractor fan and double glazed dormer window.

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BEDROOM TWO

3.81m x 3.18m (12'6" x 10'5")

Double glazed dormer window to the rear elevation with views across the surrounding area and radiator.

BEDROOM THREE

3.23m (max) x 2.84m (10'7" (max) x 9'4")

A double sized room with double glazed dormer window, built-in double wardrobe and radiator.



BEDROOM FOUR

3.18m x 2.24m reducing to 1.96m (10'5" x 7'4" reducing to 6'5")

Double glazed dormer window, built-in double wardrobe, laminate flooring and radiator.



FAMILY BATHROOM

3.05m x 2.49m overall (10'0" x 8'2" overall)

Fitted with a modern white three piece suite comprising panelled bath with traditional style mixer shower tap, pedestal wash basin and low flush wc. Attractive part tiled walls with matching Travertine tiled floor, radiator, recessed lighting, double glazed dormer window and airing cupboard with hot water cylinder tank and slatted shelving.



OUTSIDE

The property is approached via twin ranch style gates leading to a tarmacadam drive providing off-road parking and access to the attached integral double garage. Brick walling to either side of the drive and steps leading up to the front door. Gated area to the side of the garage with log store and oil tank.

FRONT GARDEN

Front lawned garden with brick walling to the boundary, shrubbery borders and gated access leading through to the rear garden.

DOUBLE GARAGE

6.32m x 5.46m (20'9" x 17'11")

Twin electric up and over doors, double glazed window and exterior door to the rear. Power and light installed and Worcester oil fired central heating boiler. Internal door to the property.

REAR GARDEN

To the rear is a large and very private garden, which has been developed by the present owners in recent years to provide a delightful setting with deep and particularly well stocked shrubbery borders with a profusion of specimen plants, shrubs and trees. The garden is bounded by panelling fencing and includes paved walkways, one with a pergola frame, a garden pond and a number of paved patio/seating areas. In addition there are three raised beds, a small Robinson aluminium framed greenhouse, tap, lights and a brick built garden store located to the rear of the garage.



AGENT'S NOTES

Flintshire County Council - Council Tax Band G.

Superfast Broadband connection.

DIRECTIONS

From Mold take the A541 Denbigh Road and follow this road for approximately 6 miles and take the right hand turning signposted for Lixwm. Follow the road up the hill and into the village and take the second right hand turning onto Fford Walwen and after a short distance, turn left into a private lane, denoted by the Agent's For sale board, whereupon the property will be found on the right hand side.

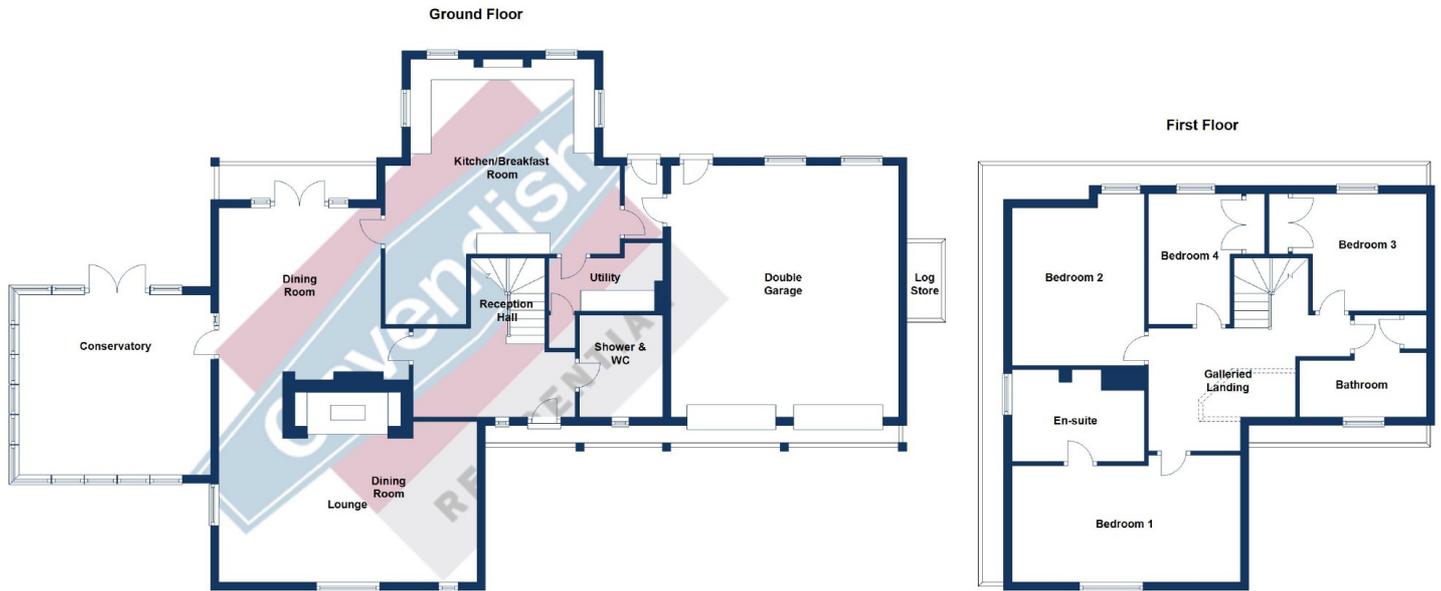
VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF





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

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