



Aston Hill

Ewloe,
Deeside, Flintshire CH5 3AH

By Auction
£100,000

*****For sale by Modern Method of Auction; Starting Bid Price £100,000 plus Reservation Fee*****

A greatly extended three bedroom detached double fronted bungalow, together with double garage and enclosed garden to the rear, located to the lower part of Old Aston Hill, a short distance from the A494 and A55 interchange, enabling ease of access throughout the region. Benefitting from double glazing and modern fitted kitchen, the accommodation, which is spacious, would lend itself to a programme of some repair and modernisation. It affords: entrance hall, large and adaptable lounge/dining room capable of sub-division, fitted kitchen/breakfast room, three bedrooms (one with fitted wardrobes) and a large bathroom with a sunken spa bath. This property is for sale by the North West Property Auction powered by iam-sold Ltd.

METHOD OF AUCTION

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 56 days to achieve exchange of contracts and complete the transaction from the date the buyer's solicitor is in receipt of the draft contracts. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 4.2% subject to a minimum of £6,000 including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

METHOD OF AUCTION

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the North West Property Auction powered by iam-sold Ltd

LOCATION

Ewloe is conveniently placed for access to the A55 Expressway and the A494 enabling easy commuting towards Chester, Deeside and the motorway network. There are excellent facilities catering for daily requirements within the vicinity and with the Penarlag C.P. School and secondary schooling available in Ewloe Green and Hawarden.

THE ACCOMMODATION

UPVC double glazed door with matching panels to either side leading to:

SPACIOUS ENTRANCE HALL

3.89m x 1.47m (12'9" x 4'10")

With Travertine style ceramic tile flooring, high ceiling and panelled radiator.

LOUNGE/DINING ROOM

6.35m (+bay) x 5.03m (max) overall
(20'10" (+bay) x 16'6" (max) overall)

A light and airy room with three double glazed windows, feature brick fireplace with recess for fire (not installed), further Adam style fireplace with a steel surround and marble inset and hearth and a coal effect living flame gas fire. Picture rail, wood grain effect laminated floor covering and panelled radiator.



KITCHEN/BREAKFAST ROOM

3.66m x 3.23m (12'0" x 10'7")

Fitted with a modern range of base and wall mounted cupboards and drawers with wood grain effect finish to door and drawer fronts, and contrasting stone effect working surfaces. It includes an inset 1½ bowl stainless steel sink with mixer tap and drainer, space for slot-in electric cooker, tiled splashbacks, double glazed window and double glazed french doors opening to the rear garden. Void and plumbing for washing machine and dishwasher. Riven stone effect ceramic tile flooring, ceiling downlighters and panelled radiator. Concealed gas fired combination boiler.



BEDROOM ONE

3.86m x 2.95m (12'8" x 9'8")

Located off the main hall and to the front of the bungalow, with a large double glazed window to the front, out-built fitted wardrobes comprising two double and two single door robes, and panelled radiator.

BATHROOM

4.19m (max) x 2.13m (13'9" (max) x 7'0")

With cloaks area. Large and adaptable bathroom with a corner sunken bath with electric shower over, pedestal wash basin and low level wc. Fully tiled walls and floor to a Travertine style, double glazed window and panelled radiator.

INNER HALL

Located off the dining area.

BEDROOM TWO

3.71m x 2.74m (12'2" x 9'0")

Double glazed window and panelled radiator.

BEDROOM THREE

3.23m x 2.34m (10'7" x 7'8")

Double glazed window and panelled radiator.

OUTSIDE

Low level wall to front with mainly slated area for low maintenance. Wide driveway with parking for two cars and oversize garage with single width up and over door.

GARAGE

In need of some repair with side access door.

REAR GARDEN

To the rear is a large raised printed concrete patio, which extends across the full width of the bungalow, with low level block retaining wall and steps leading down to a garden area.



COUNCIL TAX

Flintshire County Council - Council Tax Band D.

DIRECTIONS

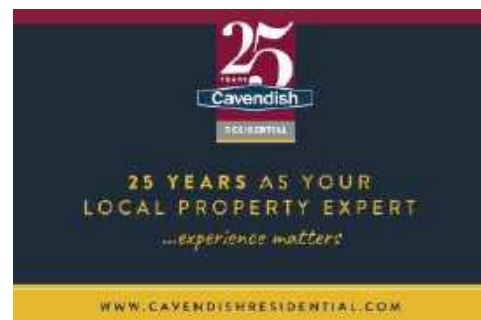
From the Agent's Mold Office proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout take the second exit following the signs for Queensferry. Proceed through the next set of traffic lights and up the hill through the following set of lights in New Brighton. Continue through the traffic lights at Alltami and on reaching the junction with the A55 / A494 thereafter, bear right onto the dual carriageway. After a short distance take the first exit signposted for Buckley and on reaching the roundabout take the second exit onto Aston Hill. Follow this road for about 0.5 mile proceeding down the hill whereupon Nythfa will be found on the right hand side some 75 meters before the junction with the A494..

VIEWING

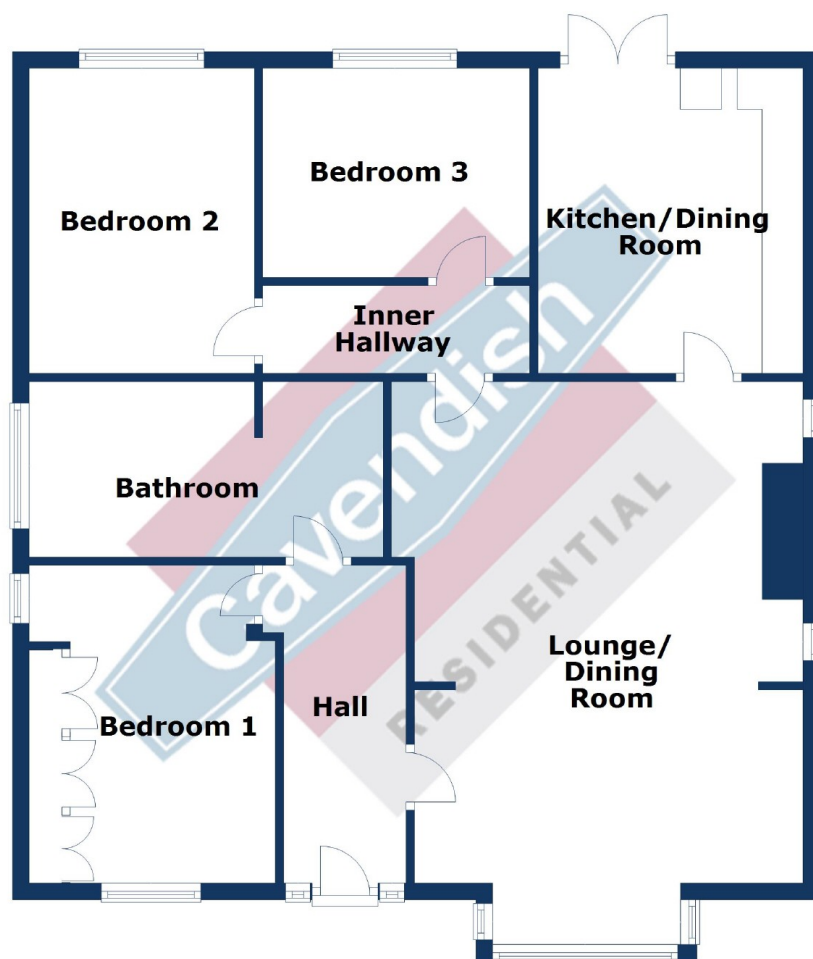
By appointment through the Agent's Mold Office 01352 751515.

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

HME/JF



Ground Floor



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

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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