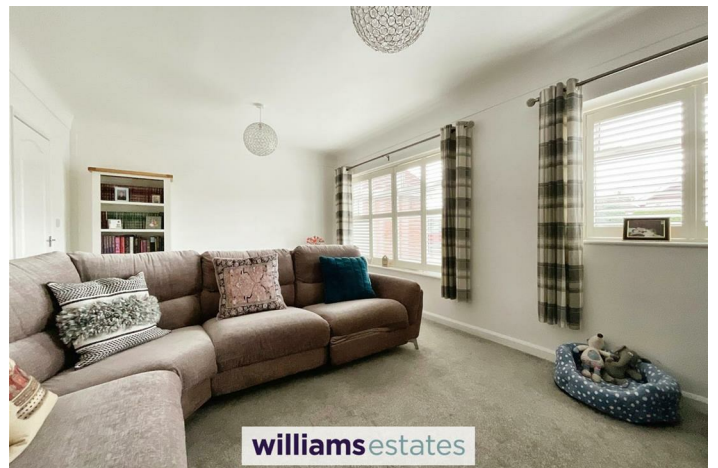




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**8 Bramley Way, Hawarden, Flintshire,
CH5 3LG**

£228,500

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EPC - E53

Council Tax Band - D

Tenure - Freehold

Bramley Way, Hawarden

3 Bedrooms - House

An impressive well presented two/ three bedroom semi-detached property occupying a pleasant cul-de-sac position in the popular village of Hawarden. Within easy access to the A55 for commuters wanting to get to Chester, Liverpool and towards the Coast. The accommodation, briefly comprises: entrance hall, living room, fitted kitchen, dining room/ bedroom, conservatory, downstairs bathroom, landing and two double bedrooms, one with en-suite. The property benefits from UPVC double glazed windows and doors and has a gas fired central heating and is tastefully decorated throughout. Externally there are gardens to the front and rear and a garage.
EPC-E53 Council Tax Band- D. Tenure-Freehold



Description

This spacious two/three bedroom property briefly comprises of; entrance hall, living room, kitchen, dining room, conservatory, landing, two double bedrooms one with an en-suite and bathroom.

Accommodation

Recessed side entrance with part glazed composite front door leading to:

Entrance Hallway

L shaped hallway with turned staircase leading to the to the first floor with storage cupboard beneath, double panelled radiator and meter cupboard. Doors off to

Living Room

18'4" x 11'11" (5.59 x 3.63)

A spacious living room with two large picture window to the front elevation fitted with bespoke white wooden shutters, Adam style timber fireplace surround with reconstituted marble hearth and coal effect electric fire. Telephone point and radiator.



Dining Room/ Bedroom Three

14'5" x 8'10" (4.39 x 2.69)

Currently being utilised as a dining room, with French doors to the rear opening into the conservatory, radiator, power points, door leading back to the entrance hall and into the kitchen.

Kitchen

10'11" x 8'6" (3.33 x 2.59)

A spacious light filled room with uPVC window overlooking the rear garden. The kitchen is well fitted with high gloss style wall, base and drawer units with inset stainless steel sink with drainer and mixer tap and complementary worktops with breakfast bar area, space for a range of white goods also benefitting from plumbing outlets for a washing machine and dishwasher and space for tall fridge-freezer, mosaic tiled effect flooring, radiator and power points. To the side is a part glazed uPVC door which leads to the garden.



Conservatory

6'7" x 5'7" (2.01 x 1.70)

Of double glazed construction with uPVC door to the rear leading out to the private garden, wooden flooring and polycarbonate roof.

Bathroom

6'11" x 5'11" (2.11 x 1.80)

Fitted with a three piece suite to include a low flush wc, vanity unit wash basin with drawers, panelled bath with mixer taps, chrome ladder style radiator, wood effect laminate flooring and PVC panelling including ceiling with inset ceiling spotlights.



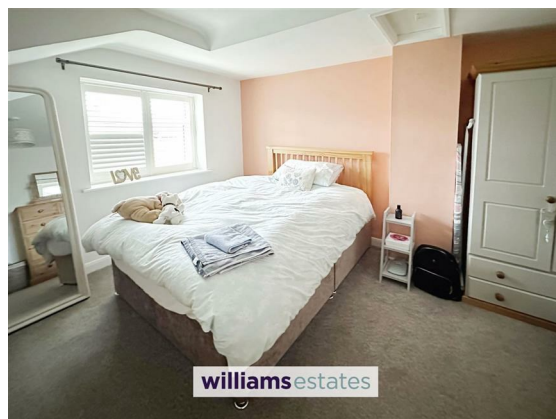
First Floor Landing

With double glazed window to the side elevation and telephone point.

Bedroom One

11'11" x 10'10" (3.63 x 3.30)

With a fitted cupboard with hanging space, double glazed window to the side elevation, radiator and power points and timber door leading through to the en-suite.



En-suite

8'4" x 3'3" (2.54 x 0.99)

Three piece suite comprising of a wash hand basin with chrome mixer tap set within a vanity unit, shower enclosure with rainfall shower head, low level w.c, chrome heated towel rail, extractor and PVC panelled walls and ceiling with inset spotlights.

Bedroom Two

12'2" x 11'11" (3.71 x 3.63)

Spacious double bedroom with uPVC double glazed window to the front elevation and radiator.

Garage

With up and over door and side door leading to the rear garden.

Outside

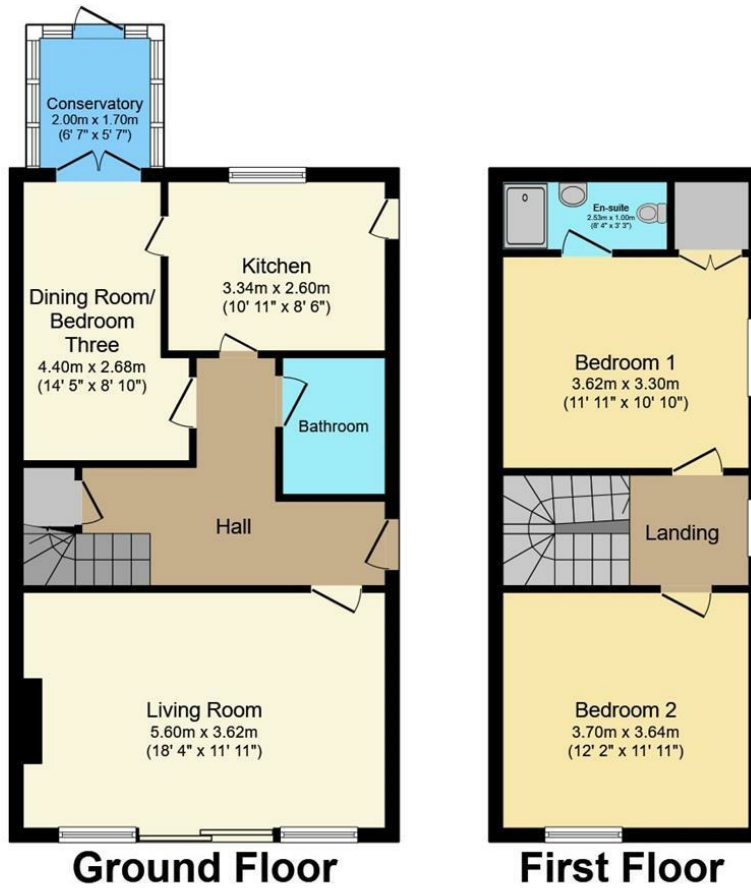
To the front of the property is a driveway providing ample parking which in turn leads to a single garage. The rear garden is mainly laid to lawn with a raised timber decked patio area and pergola, and is bound by timber fencing. There is access available to the garage through the side door and also access to the adjoining timber shed situated at the rear.



Directions

From our Mold office turn right and head for the roundabout where you will take the third exit onto Chester Road continue towards Wylfa roundabout and take the first exit onto Mold bypass then at New Brighton roundabout take the third exit onto A494 then continue for approx one and a half miles then take the slip road onto North Wales expressway. After one mile take B5127 exit towards Buckley then at the roundabout take the fourth exit onto B5125 then at the next roundabout take the third exit onto St David's Park then turn left onto Wood Lane continue and turn left onto Bramley Way where you will find the property on the right.





Total floor area 96.4 m² (1,038 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.