



16

Deeside | Flintshire | CH5 4JE

£229,950

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" VIEWING HIGHLY RECOMMENDED"

We are pleased to offer For Sale this Spacious and Beautifully presented Three Bedroom Extended Semi Detached Property with Extensive Garden to rear.

The Accommodation briefly consists Entrance Hall, Lounge, Dining/Family Room, Kitchen, to the ground floor and on the First Floor a landing with Three Bedrooms plus Family Bathroom. To the outside there is a large garden to the rear and off road parking for two vehicles to the front. EARLY INSPECTION RECOMMENDED OF THIS IMMACULATELY PRESENTED HOME. The property also benefits from Gas Central Heating and UPVC Double glazing.

The property is Located within the popular village of Connahs Quay and is conveniently positioned just outside the Town, which offers the usual range of local amenities including; Doctors Surgery, Shops, Dentist, Schools and regular public transport service into Wrexham Town Centre.. The property is within easy access of the A55 with link roads to Chester/Wrexham/ and the North Wales coast. EV Charger to the front of the property.

- THREE BEDROOM
- EXTENDED SEMI DETACHED HOUSE
- GREAT LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- EXTENSIVE REAR GARDEN
- TWO RECEPTION ROOMS



ACCOMMODATION TO GROUND FLOOR

Covered Porch, with tiled step gives access to the UPVC Double glazed and frosted door with matching side windows which in turn leads to the Entrance hallway.

ENTRANCE HALLWAY

Comprising of solid oak wood flooring, radiator, staircase rising off to the first floor accommodation, under stairs cupboard,, door to lounge.

LOUNGE

11'10" x 10'10" (3.621m x 3.325m)
Beautifully presented room with UPVC Double glazed bay window to the front, radiator, carpeted flooring.

LIVING ROOM/ DINING ROOM

21'4" x 11'11" (6.510m x 3.635m)
Impressive room comprising of Adam style fire surround with Gas fire inset, radiator, coved ceiling, UPVC Double glazed French style doors with matching side windows to the rear garden.

KITCHEN

18'1" x 6'5" (5.523m x 1.957m)
Beautifully presented Modern kitchen comprising of a range of wall and base cupboard, with complementary worktop surfaces incorporating built in Four ring electric hob, oven/ grill with extractor hood over, built in microwave, space for fridge /freezer, wall mounted gas central heating boiler, space and plumbing for washing machine, radiator, UPVC Double glazed windows to the side and rear, UPVC Double glazed frosted door to the side, tiled floor.

FIRST FLOOR LANDING

With UPVC Opaque window to the side, picture rail, doors leading off to the bedrooms and bathroom. Solid oak flooring

BEDROOM ONE

10'6" x 8'4" (3.209m x 2.555m)
With UPVC Double glazed bay window to the front, built in wardrobes, radiator.

BEDROOM TWO

12'0" x 9'4" (3.661m x 2.859m)
With UPVC Double glazed window to the rear, radiator, laminate flooring, built in wardrobes and drawer units

BEDROOM THREE

6'10" x 6'4" (2.096m x 1.947m)
With UPVC Double glazed window to the front with radiator beneath, laminate flooring, access to the loft space.

FAMILY BATHROOM

Comprising of a panel enclosed bath with shower over, low level w.c., wash hand basin set in a vanity unit, ladder style radiator/towel rail, UPVC Double glazed and frosted window to the rear, spotlights to the ceiling, fully tiled walls.

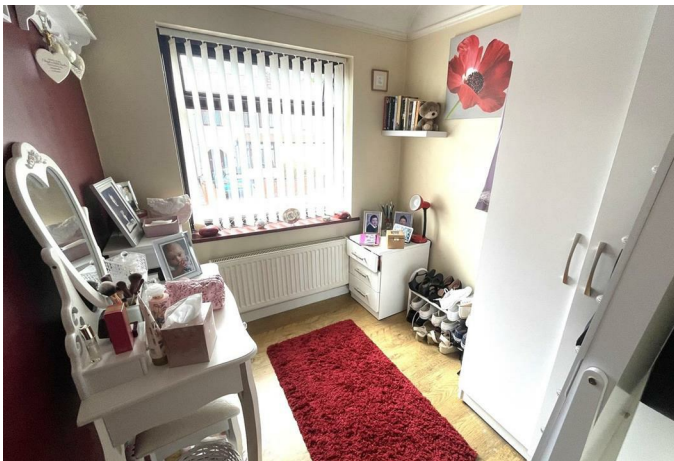
OUTSIDE TO THE FRONT

The property has an immaculate block paved driveway to the front offering off road parking for two vehicles and which leads to the front door. With EV charger point and electric socket.

OUTSIDE TO THE REAR

The rear garden is accessed via gated access from a pathway to the left hand side, which leads to a paved patio/sitting area screened by a feature brick wall, which leads to an extensive garden which is laid mainly to lawn and which has borders with an array of mature bushes and shrubs. There is a further sitting area taking advantage of the garden with a Pergola. There is also a block built shed and garden shed. Outside electric socket.





IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

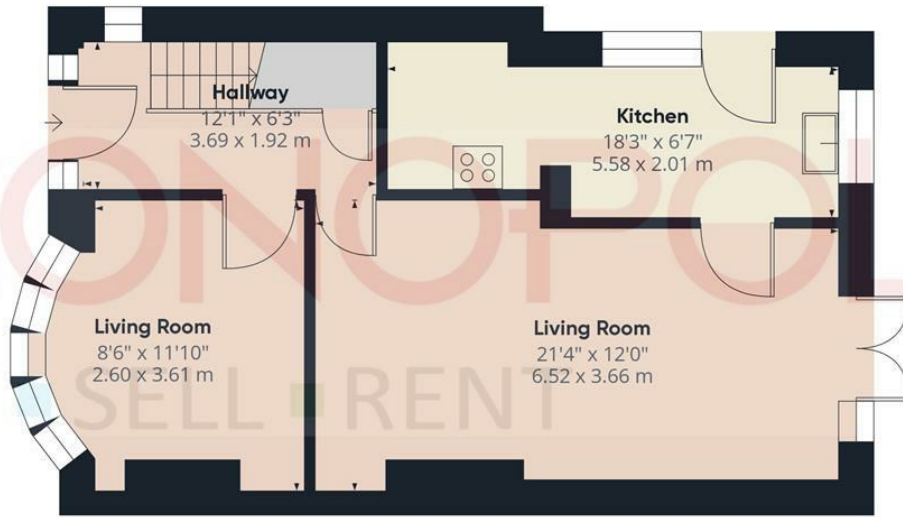
Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage

KEY FACTS FOR BUYERS

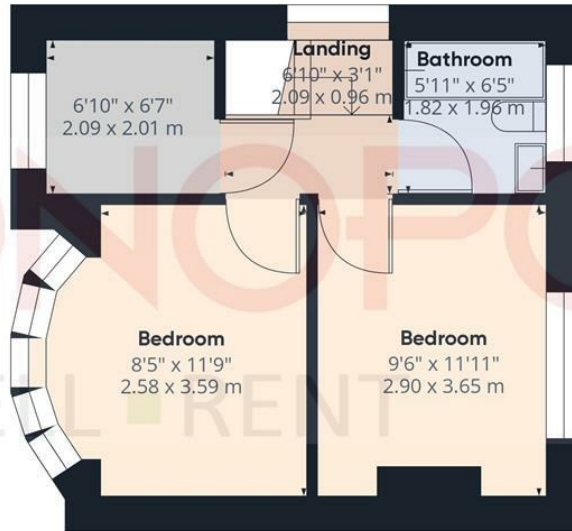
Please see Key Facts for buyers in Web Link.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 881.7 ft²
 81.91 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

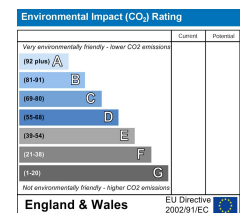
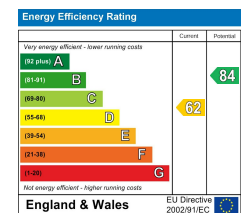
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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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