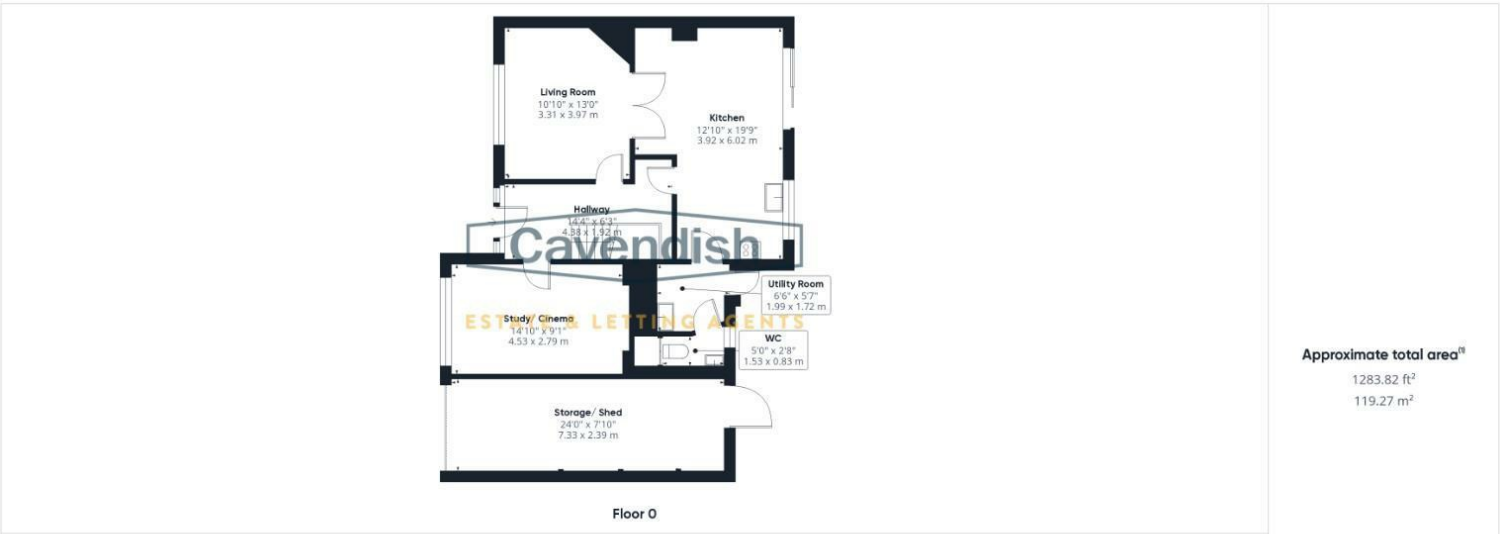


31 St. Marks Avenue, Connah's Quay, Deeside, Flintshire, CH5 4XN



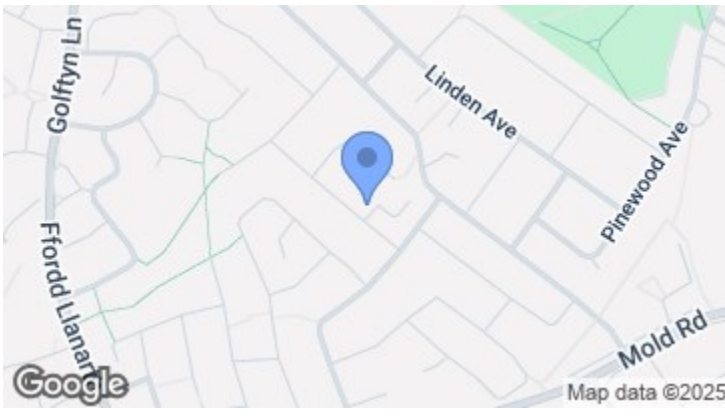
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential


(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

Impact (CO ₂) Rating		
	Current	Potential
Energy consumption		
Water consumption		
Waste generation		
Greenhouse gas emissions		
Land use		
Material consumption		
Transportation		
Employee travel		
Product lifecycle		
Supply chain		
Customer behavior		
Product design		
Manufacturing process		
Distribution		
End-of-life disposal		
Product packaging		
Product labeling		
Product safety		
Product quality		
Product performance		
Product reliability		
Product durability		
Product maintenance		
Product support		
Product warranty		
Product recall		
Product returns		
Product disposal		
Product recycling		
Product reuse		
Product repair		
Product upgrade		
Product replacement		
Product obsolescence		
Product lifecycle management		
Product lifecycle optimization		
Product lifecycle innovation		
Product lifecycle sustainability		
Product lifecycle transparency		
Product lifecycle accountability		
Product lifecycle responsibility		
Product lifecycle integrity		
Product lifecycle security		
Product lifecycle privacy		
Product lifecycle ethics		
Product lifecycle law		
Product lifecycle regulation		
Product lifecycle compliance		
Product lifecycle governance		
Product lifecycle risk management		
Product lifecycle crisis management		
Product lifecycle business continuity		
Product lifecycle disaster recovery		
Product lifecycle business resilience		
Product lifecycle business agility		
Product lifecycle business innovation		
Product lifecycle business growth		
Product lifecycle business success		
Product lifecycle business excellence		
Product lifecycle business leadership		
Product lifecycle business vision		
Product lifecycle business mission		
Product lifecycle business values		
Product lifecycle business culture		
Product lifecycle business strategy		
Product lifecycle business plan		
Product lifecycle business budget		
Product lifecycle business financials		
Product lifecycle business operations		
Product lifecycle business management		
Product lifecycle business organization		
Product lifecycle business structure		
Product lifecycle business processes		
Product lifecycle business systems		
Product lifecycle business technology		
Product lifecycle business innovation		
Product lifecycle business growth		
Product lifecycle business success		
Product lifecycle business excellence		
Product lifecycle business leadership		
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Product lifecycle business organization		
Product lifecycle business structure		</




Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		84	88
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive
2002/91/EC



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.

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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www.cavendishproperties.co.uk



31 St. Marks Avenue Connah's Quay, Deeside, Flintshire, CH5 4XN	Price £220,000
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0,000

Welcome to this beautifully presented three-bedroom semi-detached home in the sought-after area of Connah's Quay. Featuring a spacious driveway with parking for up to four cars, an electric car charging unit, and solar panels, this property is both practical and energy-efficient. Inside, you'll find a stylish open-plan kitchen and dining area, a versatile study/cinema room, and a comfortable living room. The first floor offers three well-sized bedrooms and a luxurious four-piece family bathroom. The rear garden is perfect for entertaining, with a patio area, a timber structure for outdoor gatherings, and a lawn space. Additional benefits include an air source heat pump, a boarded attic for storage, and a utility room with a downstairs WC. Viewing is highly recommended to fully appreciate this fantastic property.

Location



Connah's Quay provides a good range of facilities catering for most daily requirements together with primary schools and secondary schools. The area is readily accessible with Chester being approximately 10 miles and the A55 Expressway at Northop providing easy of access towards the motorway network and north Wales coast.

Hallway

4.38 x 1.92 (14'4" x 6'3")

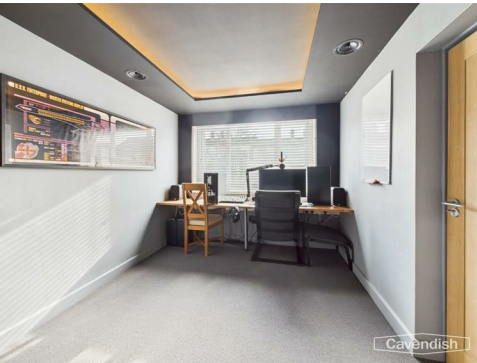


Entrance and Hallway

Enter through a stylish grey composite door into a welcoming entrance hallway with engineered oak flooring. The hallway includes an under-stair cupboard providing ample storage space, with doors leading to the study, living room, and kitchen. Frosted glass windows flank the entrance, allowing natural light to filter in. A modern radiator and elegant light pendant complete the space.

Study

4.53 x 2.79 (14'10" x 9'1")



To the front of the property, the study serves as a versatile space, currently set up as a cinema room. It benefits from a large double-glazed window, ceiling speakers, and a custom-built desk. The room also includes blackout blinds and motorized blinds for optimal light control.

Kitchen

3.92 x 6.02 (12'10" x 19'9")



The heart of the home is the spacious open-plan kitchen and dining area, featuring engineered oak flooring and grey wood units with elegant white marble worktops. The kitchen is equipped with a stainless steel sunken sink with a mixer tap, an electric hob, a Bosch oven, and a Neff extractor fan. A built-in dishwasher and a dedicated space for a fridge freezer in an alcove add to the functionality. A marble splashback and windowsill complement the kitchen's design, while a large double-glazed window offers views of the rear garden. The dining area includes vertical radiators and sliding patio doors that open onto the garden patio, ideal for indoor-outdoor entertaining.



Living Room

3.31 x 3.97 (10'10" x 13'0")



The elegant living room continues with the same engineered oak flooring, featuring a large window overlooking the front, radiators, and contemporary decor. Double doors connect the living room to the dining area, providing an open yet cozy atmosphere.

Utility

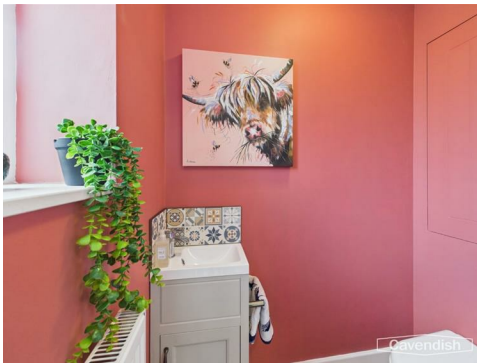
1.99 x 1.72 (6'6" x 5'7")



The utility room offers additional storage with grey units and a wood worktop. A small stainless steel sink with a patterned splashback adds to the practical design. There is plumbing for a washing machine and a frosted double-glazed door leading to the rear garden. The downstairs WC features a small corner sink and tasteful finishes.

Downstairs W/C

1.53 x 0.83 (5'0" x 2'8")



Landing

2.88 x 1.65 (9'5" x 5'4")



The carpeted stairs and landing lead to three well-sized bedrooms and a family bathroom. A side window adds brightness to the landing space.

Bedroom 1

3.94 x 3.39 (12'11" x 11'1")



A comfortable double bedroom with a small storage cupboard, air-conditioning unit, and double-glazed window overlooking the rear garden.

Bedroom 2

3.32 x 3.14 (10'10" x 10'3")



Overlooking the front, this spacious double room is carpeted and includes a radiator and a light pendant.

Bedroom 3

2.12 x 2.74 (6'11" x 8'11")



A large single room with a UPVC window to the front, a radiator, and carpeted flooring.

Family Bathroom

2.20 x 2.50 (7'2" x 8'2")



The luxurious four-piece family bathroom features a white WC, a bathtub, a sink set into a wood-paneled vanity unit, and a corner shower with a rain showerhead and adjustable shower. Grey tiled walls and a full-length mirror add to the modern aesthetic. Additional features include two frosted double-glazed windows, a vertical radiator, and spotlights.

Garden



The rear garden features a large patio leading to a set of concrete stairs. A wooden timber structure provides a fantastic outdoor entertaining area, equipped with

Additional Features

- Attic: Fully boarded, offering ample storage.
- Solar Panels: 9.2 kW solar panels with battery storage for enhanced energy efficiency.
- Air Source Heat Pumps: Providing sustainable heating.

Externals



The front of the property features a spacious paved driveway with parking for up to four cars. It includes an electric car charging unit and convenient access to a wooden side shed for additional storage. An outdoor plug unit is also present for added functionality.

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, and upon reaching the next set of traffic lights, bear left signposted for Sychdyn/Northop. Follow the road through Sychdyn and onward to the traffic lights at Northop, then bear right, following the signs for Connah's Quay. 2.2 miles: Turn right onto Connah's Quay Rd/B5126 1.3 miles: Continue onto Mold Rd 1.5 miles: Turn left onto Merlyn Ave Turn left onto St Mark's Ave; the property will be on the right.

Tenure

The property is Freehold.

Council Tax

Flintshire County Council - Tax Band C

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Extra Services

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

Material Information Report

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

Priority Investor Club

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

Viewings

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

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