

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



31 St. Marks Avenue

Connah's Quay, Deeside, Flintshire,
CH5 4XN

Price
£210,000

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

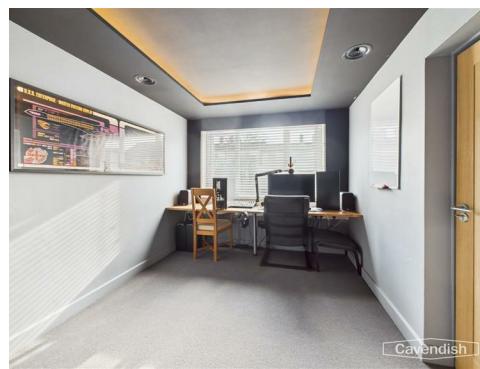
4.38 x 1.92 (14'4" x 6'3")

**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")

**Living Room**

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

**Landing**

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

**Bedroom 3**

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

**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.