



**23 Vaughan Way, Connah's Quay, CH5  
4NG**

**£359,995**

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**EPC - D64 Council Tax Band - E Tenure - Freehold**

# Vaughan Way, Connah's Quay

## 3 Bedrooms - Bungalow - Detached

Immaculately presented modern detached three bedroom bungalow offering spacious living accommodation, briefly comprising of an entrance hall, living room, dining room, kitchen, utility room, storage room, orangery, garden room, sun room, family room / fourth bedroom, three bedrooms, two of which having w.c's and a family bathroom. Fabulous landscaped gardens with mature planting and patio areas perfect for entertaining.

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### Description

The property comprises of an entrance hall, living room, dining room, kitchen, utility room, bedroom four with the addition of sunroom, garden room, three bedrooms, two W.C and a large family bathroom. Well established landscaped gardens and ample driveway parking and converted garage.

Located in a popular residential area. Connah's Quay is a convenient location is with a wide variety of amenities and services including local schools, Deeside Sixth Form, Coleg Cambria and the Quay Shopping centre which has all the amenities you could wish for, including a supermarket, restaurants and many others. Access to the local motorway network is easy and there are plenty of public transport links available too.

### Accommodation

uPVC door with decorative light leads into

### Entrance Hallway

10'0" x 14 (3.05m x 4.27m)

Spacious Entrance Hall with wood effect laminate style flooring, power points, built in storage cupboard with loft access with pull down ladder and radiator.

### Living Room

22' x 12 (6.71m x 3.66m)

The spacious room has an abundance of natural light with a large double-glazed window to the front elevation, modern fire suite with electric fire on a marble hearth and plinth. Two double panelled radiators and an archway leading into;

### Dining Room

11 x 12 (3.35m x 3.66m)

With double glazed French doors leading into the orangery, radiator and door through to the kitchen.

### Orangery

12" x 10 (3.66m x 3.05m)

A bright light space to entertain and relax in, with double glazed windows to the sides, rear and double glazed doors providing access on the garden. Inset spotlights and wall mounted electric heater.

### Kitchen

12 x 12 (3.66m x 3.66m)

Modern kitchen with a comprehensive range of wall, drawer and base units with complimentary worktops over, tiled splashback and inset sink with mixer taps. The kitchen is equipped with quality fixtures and fittings and has the addition of an integrated dishwasher, Neff oven, cooker hood extractor and electric induction hob, integrated fridge/ freezer and a walk in pantry. Modern upright radiator, double glazed window to the rear elevation and glazed door with steps leading to the utility room;



### Utility

11 x 6 (3.35m x 1.83m)

With base units and a tall larder cupboard with complementary worktop surfaces, inset stainless steel sink with drainer and mixer tap, space for washing machine and dryer and part tiled walls. Double glazed window to the rear elevation and double-glazed door leading onto the rear garden and radiator. Glazed door into snug/study/bedroom four and the vestibule also consists void space for vented dryer.

### Bedroom One

15 x 12 (4.57m x 3.66m)

Having fitted wardrobes, double glazed window overlooking the front elevation, radiator and door leading into W.C

### W.C

Having vanity hand wash basin with tiled splash back, W.C, extractor fan and heated towel rail and mirrored wall unit.

### Bedroom Two

12 x 10 (3.66m x 3.05m)

Having double glazed door leading into the garden room, double glazed window to the side elevation, fitted wardrobes, built-in storage cupboard and a radiator.

### Bedroom Three

12 x 12 (3.66m x 3.66m)

Having a double glazed windows to the side elevation, fitted wardrobes with sliding doors, radiator and door leading to W.C

### W.C

2 x 6 (0.61m x 1.83m )

Having pedestal hand wash basin, tiled walls, extractor fan and W.C and mirrored wall unit.

### Garden Room

8 x 10 (2.44m x 3.05m)

Bright room with glazed window, with block paved floor and access to the garden. Ideal space for relaxing.

### Family Room / Bedroom Four

10 x 11 (3.05m x 3.35m)

Step down into the room with built in storage and wall mounted boiler, double glazed obscured window to the side and double glazed door leading into the sunroom, wood effect laminate style flooring, spotlights, built in shelving, radiator, TV and power points.

### Bathroom

9 x 9 (2.74m x 2.74m )

Fitted with a white suite to include a corner bath with mixer taps, enclosed shower cubicle with extractor fan and downlight, w.c, wash hand basin, tall mirrored wall unit, tall towel rail radiator, fully tiled, double glazed window to the rear elevation and a storage airing/ cupboard,

### Sun Room

10 x 13 (3.05m x 3.96m)

Leading from the family room, with polycarbonate roof, double glazed units overlooking the garden and vinyl laminate flooring.

### Outside

This lovely detached home sits on a generous corner plot and comes with a block-paved driveway that offers plenty of parking for several cars. The garden is easy to care for with gravel borders and flowers bed and mature shrubs, all surrounded by brick walls with two wrought iron gates for entry.

The property enjoys various seating areas and landscaped borders and catches the sun all day long. It's laid out with areas of lawn, gravel and a raised deck for relaxing, each offering its own little private oasis. Plus, the privacy of mature trees and fenced borders.

### Directions

Proceed from Mold office right to the roundabout. Take the first exit off and at the next roundabout take the third exit off. Continue along to the traffic lights and turn left to Sychdyn. Continue through Sychdyn to the traffic lights at Northop Hall. At the traffic lights turn right onto the B5125 Wepre Lane, towards Connah Quay. At the junction turn left onto Ffordd Newydd and right onto Llwyni Drive. Turn second left onto Vaughan Drive and the property can be seen on the right hand side.





**Floor Plan**  
Floor area 211.6 m<sup>2</sup> (2,278 sq.ft.)

TOTAL: 211.6 m<sup>2</sup> (2,278 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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