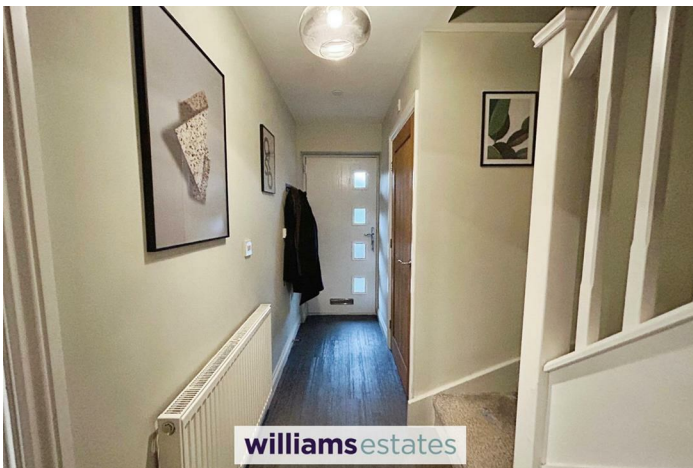


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**The Cedars Killins Lane, Shotton, Higher
Shotton, Flintshire, CH5 1RE**

£199,950

 3  2  1  B

EPC - B82 Council Tax Band - D Tenure - Freehold

Killins Lane, Higher Shotton

3 Bedrooms - House - Semi-Detached

This modern and very well presented three bedroom semi-detached house located in Higher Shotton, half a mile walk from Wepre Park and less than half a mile by car to the A55 Expressway. Local schools and amenities are all very close. Built in 2019, the accommodation comprises entrance hall, WC and open plan kitchen/living room to the ground floor, with a landing, three bedrooms, en-suite and family bathroom to the first floor. Externally the property benefits from four car off-road parking to the front elevation, with an enclosed garden to the rear. Further benefits include gas central heating, uPVC double glazing and a fire sprinkler system. EPC Rating B-82. Tenure: Freehold Council Tax Band:D



Accommodation

Double glazed composite front door with security deadlocks entering in to:

Description continued...

The house is built to modern standards with uPVC double glazing, gas central heating, fire sprinkler system throughout as required by building regulations. The house is in a pleasant position close to open countryside and a county lane stroll of a little over half a mile leads to Wepre brook pathway and in turn to Wepre Park. Wepre Park totals some 160 acres, maintained by Flintshire Council and is a mix of ancient woodland, children's playground and two football pitches. By car there is easy access from Killins Lane through a one way lane to the A55 Expressway in both directions



Entrance Hall

Radiator, turn staircase to first floor, understairs storage cupboard, additional storage cupboard, door to WC and oak cottage door opening to the open plan kitchen/living room.

WC

Low flush WC, wash basin set in a vanity unit, radiator, uPVC double glazed window to the front and extractor fan.

Kitchen/Living Room

24'1" x 15'9" (max x max) (7.34 x 4.80 (7.35 max x 4.81 max))

A range of base and drawer units with a grey gloss finish with work surfaces and wall units over, integrated oven, four ring hob with extractor hood above, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine, one and a half bowl sink with mixer tap over, cupboard housing a Glowworm gas central heating boiler, uPVC double glazed window to the front, breakfast bar and radiator.



To the living area are bi-folding doors opening in to the rear garden, double radiator, downlighting and an additional window to the rear.

Landing

Stairs from the reception hall to landing with loft access hatch and storage cupboard.

Bedroom One

11'11" x 8'11" (3.63 x 2.72)

uPVC double glazed window to the rear, radiator and door to the en-suite

En-suite

8'3" x 3'11" (2.51 x 1.19)

Walk-in shower enclosure, wash basin set in a vanity unit, low flush WC, radiator, extractor fan and uPVC double glazed window to the rear.

Bedroom Two

9'0" x 8'6" (2.74 x 2.59)

uPVC double glazed window to the front and radiator.

Bedroom Three

7'0" x 5'7" (2.13 x 1.70)

uPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

6'11" x 5'8" (2.11 x 1.73 (2.10 x 1.72))

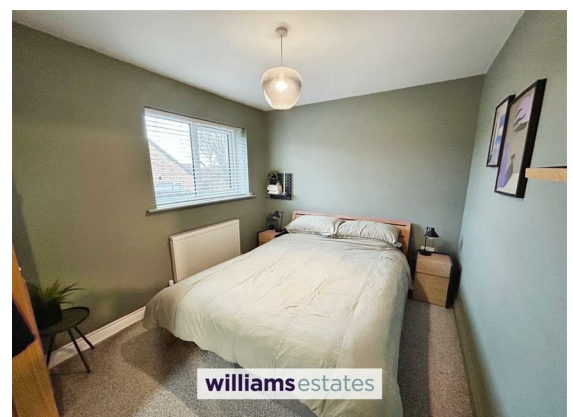
Fitted with a P-shaped bath with rainfall shower and detachable shower head above, wash basin and WC set in a vanity unit with illuminated mirror above. uPVC double glazed window to the side and chrome heated towel rail.

Outside

To the front elevation is a double width and double depth tarmac driveway providing off street parking for four or more vehicles. A path leads along the side of the property to an attractive enclosed rear garden which has a central area laid with artificial grass with a paved patio to the rear and low maintenance borders.

Agents Disclaimer

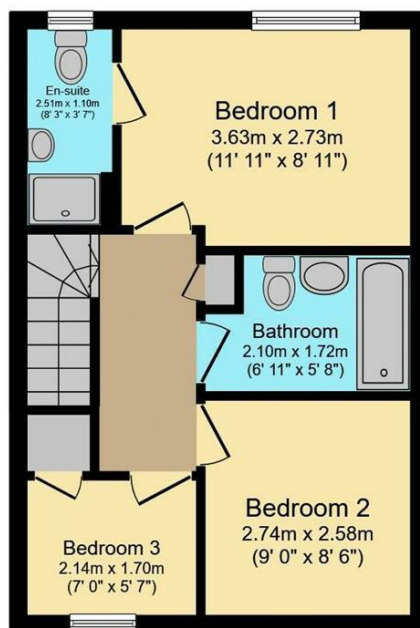
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Ground Floor

Floor area 35.4 sq.m. (381 sq.ft.) approx



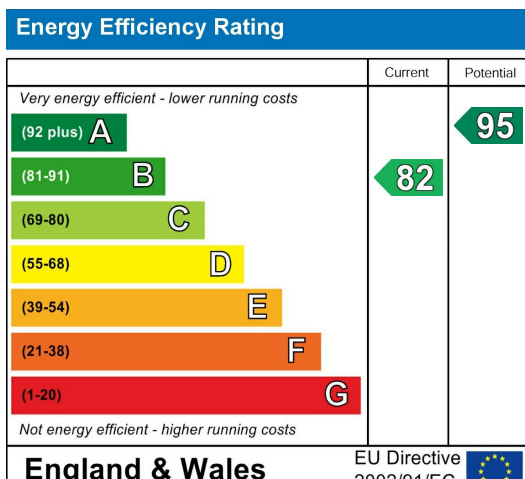
First Floor

Floor area 35.3 sq.m. (380 sq.ft.) approx

Total floor area 70.7 sq.m. (761 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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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.

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