

williams estates



**34 Fron Road, Connah's Quay, Flintshire,
CH5 4PQ**

£110,000

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EPC - D65 Council Tax Band - C Tenure - Freehold

Fron Road, Connah's Quay

3 Bedrooms - House - Terraced

Introducing a three bedroom terraced property in need of modernisation throughout. Located close to the Town Centre and to local amenities, this spacious bay fronted house comprises of an entrance hall, lounge through sitting/dining room, kitchen, downstairs bathroom, three bedrooms and low maintenance gardens to the front and rear as well as a garage accessed via the rear garden. Having gas heating. Tenure: Freehold. Council Tax Band: C. EPC Rating: TBC.



Accommodation

Entrance is via a uPVC door which leads into the;

Entrance Porch

Having a decorative window and the consumer unit. There is also a decorative timber door leading into the;

Hallway

Having a radiator, stairs leading to the first floor landing and a door leading into the;

Living Room

14'1" x 11'5" (4.3m x 3.5m)

Having an outset fire, uPVC bay window overlooking the front elevation and a radiator. The Living Room leads into the;

Sitting Room

12'1" x 14'9" (3.7m x 4.5m)

Having an inset fire with brick surround, uPVC window which overlooks the Kitchen, and an understairs cupboard.

Kitchen

Having a stainless steel sink with taps over, draw and base units, radiator, partially tiled walls, four ring gas hob with cooker underneath and uPVC double doors leading out to the rear. There is also a small storage cupboard which houses the Worcester boiler.



Bathroom

Having a bathtub with taps over, hand wash basin with taps over, W.C., fully tiled walls and glazed obscure uPVC window which overlooks the rear elevation. There is also a wall mounted shower and a radiator.

First Floor Landing

Having a timber balustrade, storage cupboard and doors off.

Bedroom

8'2" x 9'2" (2.5m x 2.8m)

Having a uPVC window overlooking the rear elevation.



Bedroom

12'5" x 9'6" (3.8m x 2.9m)

Having a radiator and a uPVC window overlooking the rear elevation.

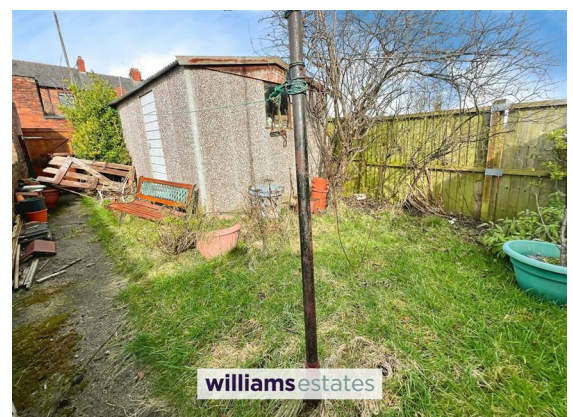
Bedroom

13'1" x 12'1" (4.0m x 3.7m)

Having a radiator, fitted wardrobes and two uPVC windows overlooking the front elevation.

Outside

The property has a low maintenance front garden. To the rear, there is a small raised lawned area which is ideal for alfresco dining. The property also benefits from a garage to the rear of the garden that is accessed via the back alleyway.





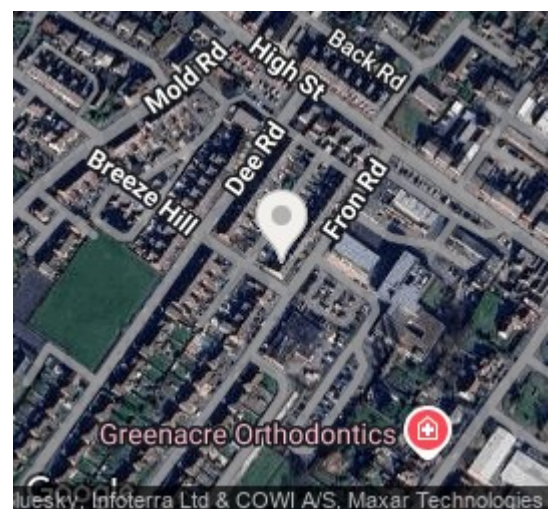
TOTAL: 90.6 sq.m. (976 sq.ft.)

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

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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