



**8 Llys Padarn, Ewloe, Deeside,
Flintshire, CH5 3UE**

£245,000

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EPC - C70 Council Tax Band - D Tenure - Freehold

Llys Padarn, Deeside

3 Bedrooms - House - Semi-Detached

A beautifully presented three-bedroom semi-detached home tucked away in a quiet cul-de-sac on the popular St David's Park estate in Ewloe. The property features a bright lounge, a modern kitchen/diner, and a conservatory leading out to a private, low-maintenance garden — ideal for relaxing or entertaining. Upstairs offers a spacious main bedroom with en-suite, a second double, a single bedroom, and a stylish family shower room. Well located for local schools, shops, and excellent transport links via the A55 and M56 — perfect for families or commuters. Tenure: Freehold. Council Tax Band: D. EPC Rating: TBC.



Front Exterior

The front exterior of this semi-detached home displays a brick facade with white-framed windows and a red front door. A driveway provides off-road parking and leads to a well-kept front lawn bordered by planting.

Living Room

15'8" x 11'9" (4.8m x 3.6m)

This welcoming living room offers a cosy atmosphere, featuring a large window that fills the space with natural light. A central fireplace provides a charming focal point,

Kitchen

9'6" x 15'5" (2.9m x 4.7m)

The kitchen is well-equipped with wooden cabinetry and integrated appliances. It includes a practical island unit with shelving for storage and preparation space. The tiled floor extends seamlessly through the room and into the adjacent conservatory, accessed by sliding glass doors, creating a bright and airy flow between the spaces.

Conservatory

12'9" x 7'10" (3.9m x 2.4m)

The conservatory extends the living area with its tiled flooring and large windows that allow plenty of natural light to flood in. Sliding doors lead to the garden, making it an ideal space for relaxing or entertaining while enjoying views of the outdoors.

Landing

The upstairs landing provides access to the bedrooms and bathroom, with a bannister running along one side. The space benefits from natural light and a simple, clean design.

Bathroom

6'2" x 6'2" (1.9m x 1.9m)

The bathroom is fitted with a white suite including a bathtub with shower screen, toilet, and pedestal sink. The room is bright with a frosted window and tiled flooring, offering a clean and practical space.



Bedroom

5'6" x 9'2" (1.7m x 2.8)

This bedroom has a window overlooking the garden and a radiator beneath.

Bedroom

7'2" x 9'2" (2.2m x 2.8m)

This bedroom has a window providing natural light and a radiator underneath.

Bedroom

7'10" x 5'10" (2.4m x 1.8)

Having a window and radiator.

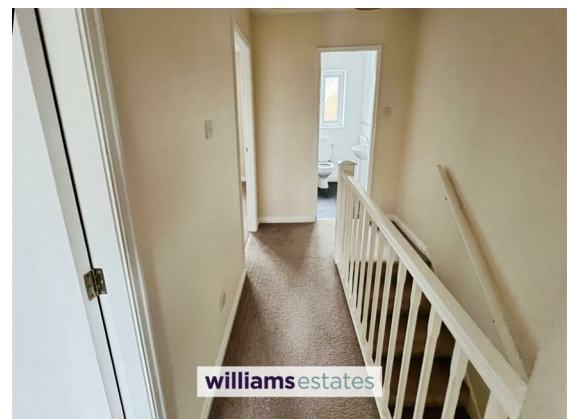
En-Suite

2'7" x 9'2" (0.8m x 2.8m)

The separate en-suite features a white sink and toilet with tiled flooring and a radiator, providing an additional functional bathing facility.

Rear Garden

The rear garden is well-maintained and features a large paved patio area leading onto a spacious lawn. Mature shrubs and trees line the fencing, adding privacy and greenery, while a garden shed offers useful storage space.





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	70	77
(55-68) D		
(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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