



**Constables**  
SALES & LETTINGS

Mealors Weint , Parkgate

£190,000



Constables are pleased to offer to the market this exceptionally well presented period cottage located just off The Parade in Parkgate.

On entering the property, you are greeted by a cosy living room with a beautiful feature log burning stove. Off the living room is a well-equipped kitchen with shaker style units, solid wood worktops, marble floor tiles, and a lovely outlook over the courtyard. The recently renovated bathroom also sits on the ground floor, and features an over bath shower, sink with vanity, and w/c.

Upstairs, you will find two bedrooms. The large master bedroom is situated at the front of the property and has built-in wardrobes, offering ample storage space. Bedroom two is located at the rear of the cottage and has the most incredible views over the Dee Estuary, making it the perfect place to relax and watch the summer sunsets.

Externally, there is on-road parking and a delightful enclosed courtyard to the rear of the property.







# Constables

SALES & LETTINGS

- Period Terrace Cottage
- Lounge
- Well-presented Throughout
- Set back from The Parade
- Well-appointed Kitchen
- No Onward Chain
- Two Bedrooms
- Enclosed Courtyard Garden



### Lounge

9'10" x 12'09" (3.00m x 3.89m)

### Kitchen

6'6" x 12'11" (1.98m x 3.94m)

### Inner Hallway

### Bathroom

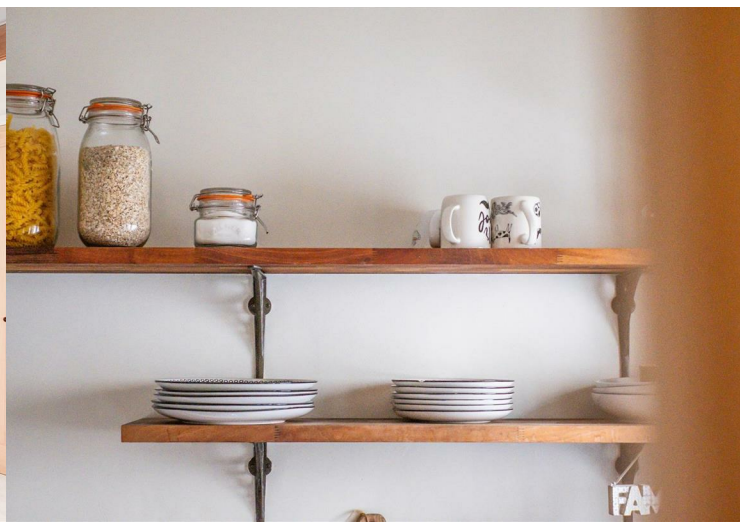
5'6" x 4'9" (1.68m x 1.45m)

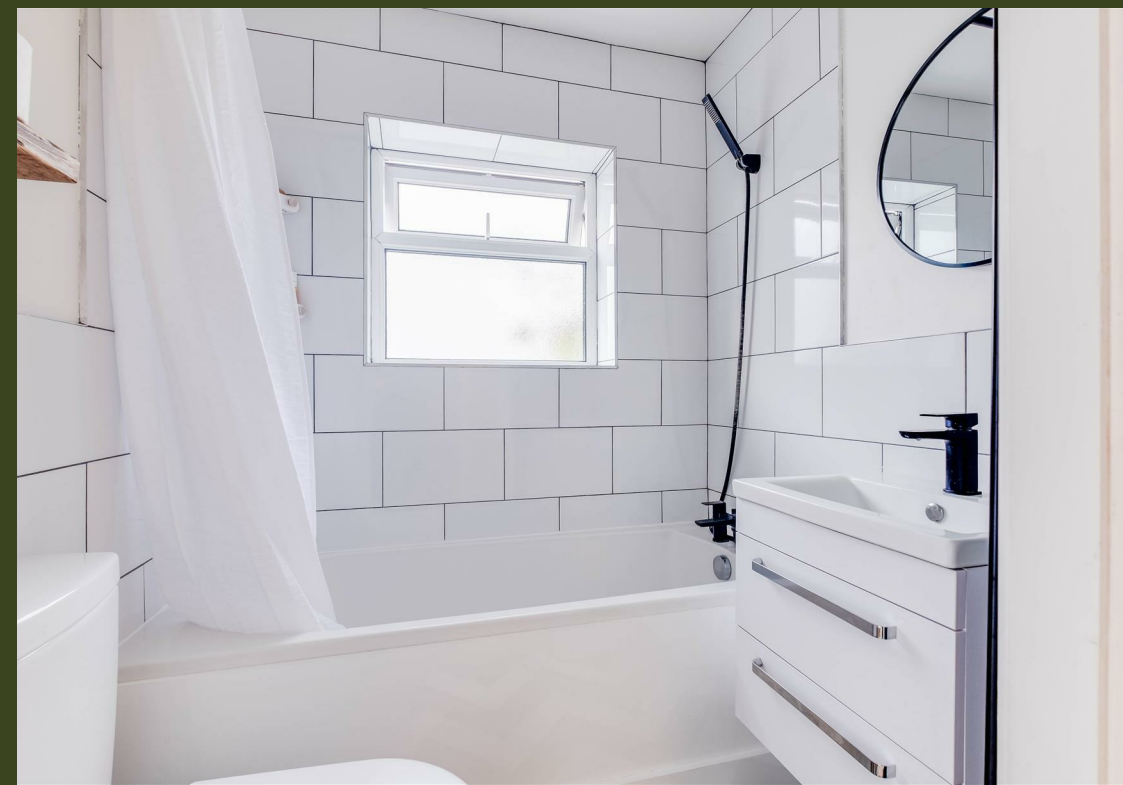
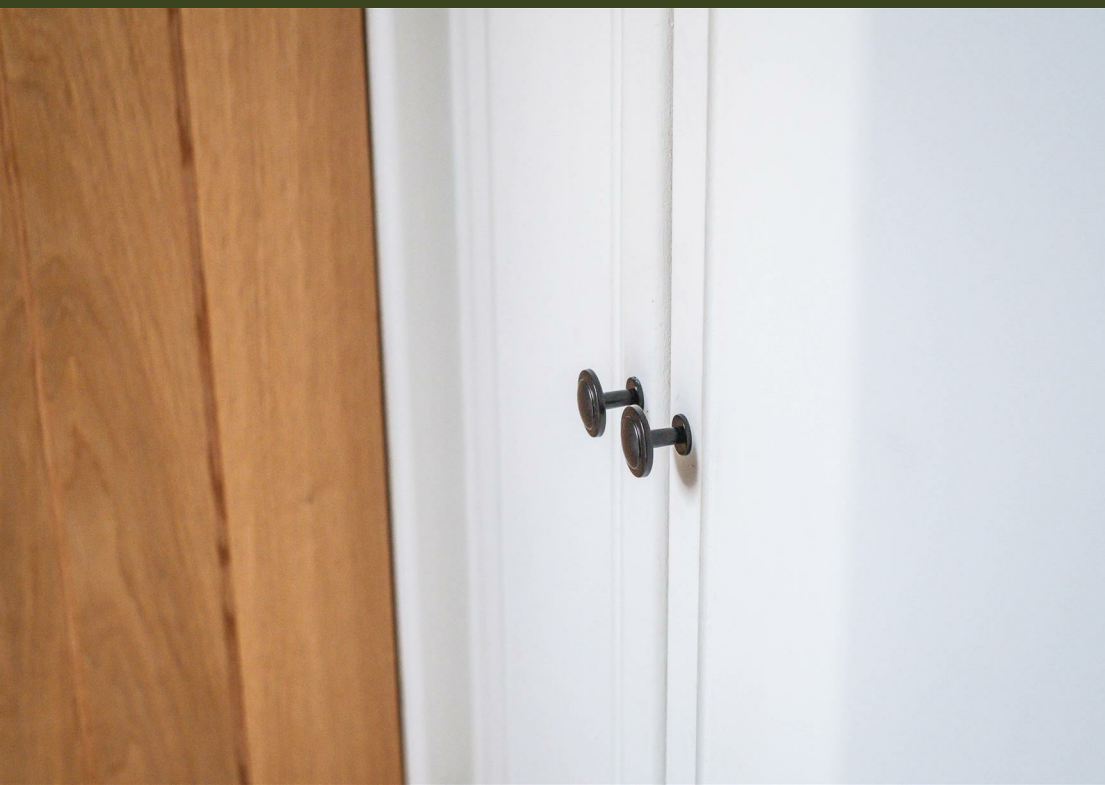
### Bedroom One

12'9" x 9'9" (3.89m x 2.97m)

### Bedroom Two


10'1" x 6'6" (3.07m x 1.98m)

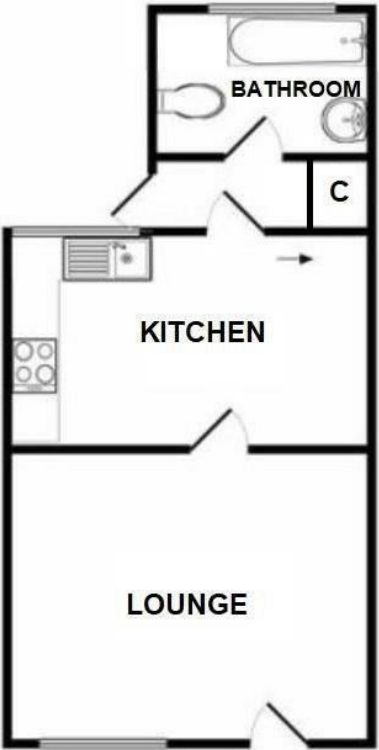
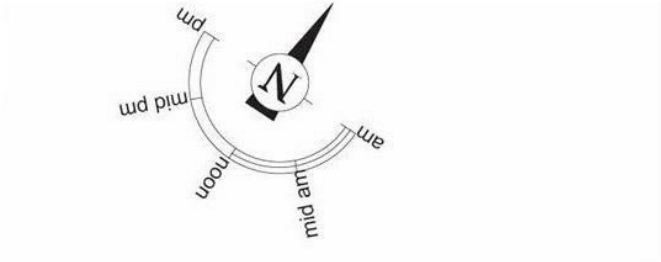




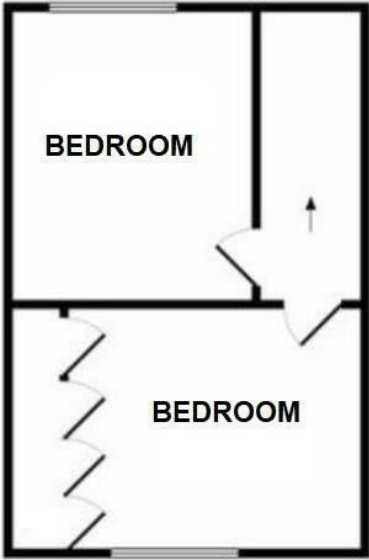


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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	

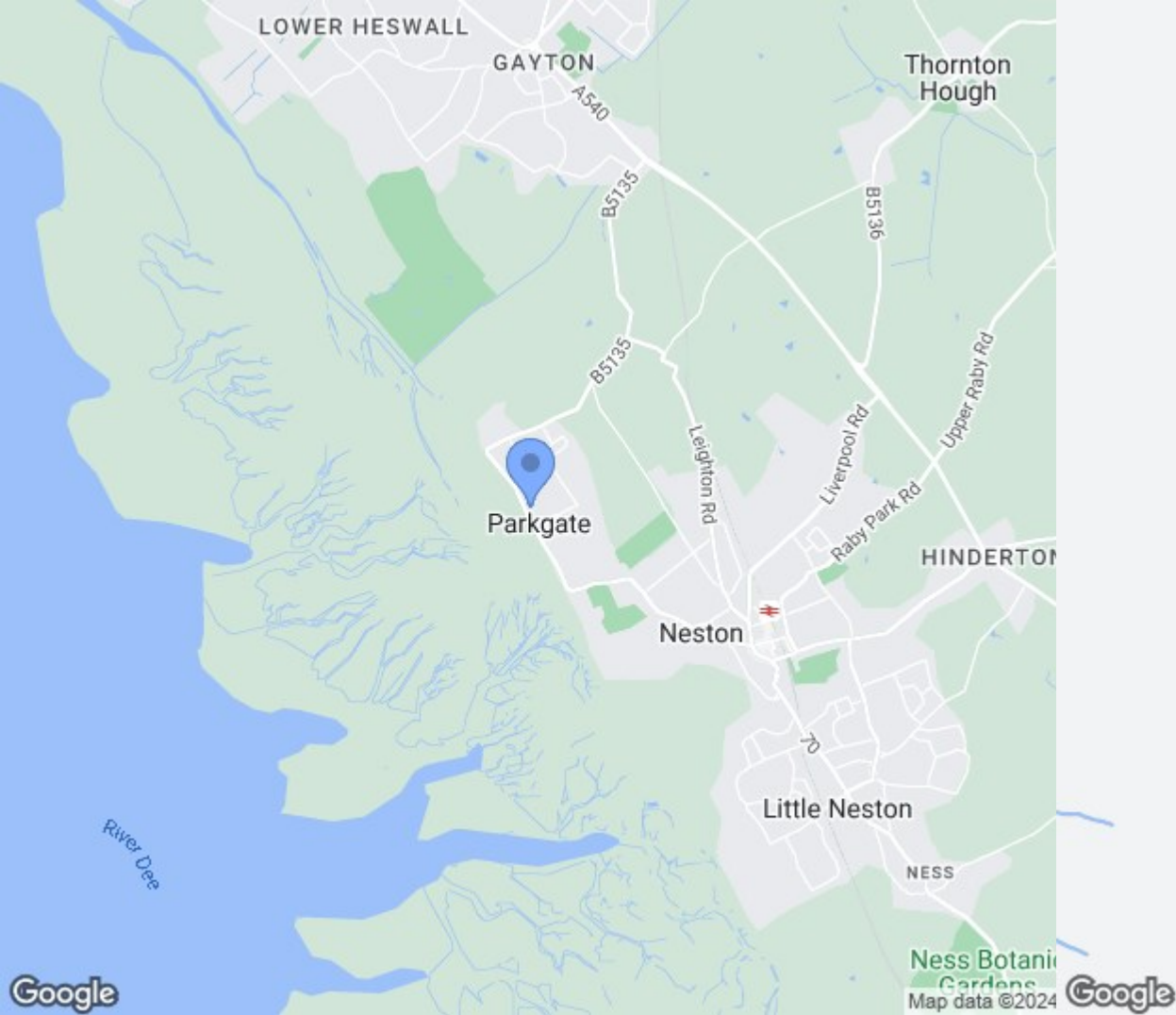


**GROUND FLOOR**



**FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Location Map

# Constables

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