



## Beautiful homes in an ideal location

### AMENITIES AND CONNECTIONS ABOUND IN DEESIDE.

Welcome to Summers Bridge and Victoria Green, an elegant collection of 2, 3 and 4-bedroom homes that enjoy a highly desirable residential setting in Deeside, Flintshire, close to idyllic waterside walking routes, excellent local amenities and award-winning leisure attractions.

Located just over 5 miles from the cathedral city of Chester, these well-connected developments are ideal for commuters and families alike, boasting excellent transport links and a number of well-regarded local schools.



## Choose Summers Bridge or Victoria Green for a fine quality of life

### A PERFECT COMBINATION OF LEISURE, ENTERTAINMENT AND CONVENIENCE.

Summers Bridge and Victoria Green are ideally situated offering excellent transport links to areas within Wales, the North West and the wider transport network. Located off Welsh Road, which runs parallel to the A494 (North Wales Bypass Road) joining the M56 motorway, passing North Cheshire via Runcorn, and the M6 making connecting to further parts of the motorway network and commuting to key areas easy. The attractions of Chester city centre can be found just 13 minutes away via the A548.

Public transport in the area is excellent, with a bus stop located close to the entrance of the sites, and nearby Shotton train station, offering regular services to surrounding towns and cities including London and Cardiff.

A plethora of shopping outlets are available in Deeside and the local area, including retail parks, city-centre shopping and supermarkets. Deeside Retail Park is anchored by a large home improvement store and features a mixture of homeware, pet and gardening stores alongside restaurants. Nearby, Connah's Quay offers a collection of supermarkets and retailers and further afield, the high-street stores in Chester city centre are just a 13-minute drive away.

Asian, British and Mexican dishes are all on offer from the restaurants in Deeside and the local areas.



Popular chains are found at Deeside Retail Park, while independent restaurants such as Quay Fine Dining and The Plough Inn have plenty to offer.

Indoors and outdoors, Deeside and the local area have lots to offer. Wepre Park spans more than 160 acres, featuring a fishing pool, play areas for children, informal sports pitches and a welcoming visitor centre. Hawarden Castle is also nearby, providing an insight into the 18th century, while Greenacres Animal Park offers domestic and exotic animals, tractor rides and play spaces for children. Deeside Leisure Centre offers an ice rink alongside courts for hire, a recently renovated gym and a skatepark.

Coastal paths, trails and roads make walking, running and cycling incredibly popular. The whole of the North Wales coast is available via these routes, guaranteeing excellent scenery for short and long-distance excursions.

The local area features well-regarded education providers, including Sealand CP School - just a short walk from the development - and Sandycroft CP School, both for primary students. There is also Connah's Quay High School, covering secondary pupils. Other nearby schools include Queensferry CP School and Hawarden High School.

For further education, the nearby Coleg Cambria in Connah's Quay is ranked highly. One of the largest colleges in the UK and the largest in Wales is an amalgamation of Deeside College and Yale College, Wrexham that offers full-time, part-time and apprenticeship-led courses to local students.

