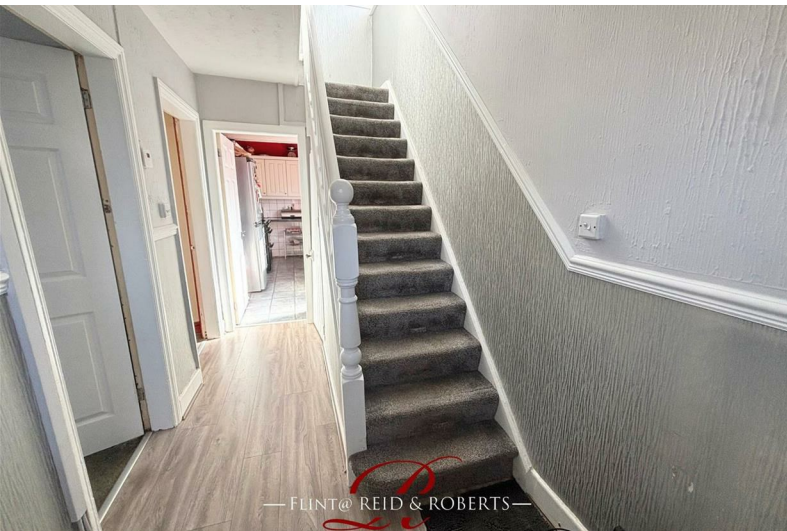




## 15 Kings Road

Connah's Quay, Deeside, CH5 4UY

£140,000





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## ACCOMMODATION COMPRISES

The property is accessed via a single gateway opening onto a pathway leading to the front entrance.

Wooden door with decorative inset opens into:

### Entrance Hallway

Having dado rail, wood effect laminate flooring and stairs leading to the first floor accommodation.

Door leading into:

### Lounge

12'9 x 12'4 (3.89m x 3.76m)

Having coved ceiling, marble effect hearth with space for electric fire, t.v. aerial point, radiator and wood effect laminate flooring.

Opening into:

### Conservatory

11'2 x 10'4 (3.40m x 3.15m)

Dwarf brick wall to side and rear, with double panel radiator, wood effect laminate flooring and doors leading to the rear garden.

### Dining Room

13'4 x 9'6 (4.06m x 2.90m)

Having tiled fire surround, picture rail, single panel radiator and double glazed window to the front elevation.

### Kitchen

12'6 x 9'3 (3.81m x 2.82m)

Housing a range of wall, drawer and base units with work surfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap, splashback wall tiling, space for freestanding gas cooker with extractor hood over, space for freestanding fridge freezer and void and plumbing for washing machine. tiled flooring, double glazed window to the side elevation and double glazed door leading to the rear garden.

### Landing

Having loft access point, built in cupboard with shelving, radiator and double glazed window to the side elevation.

### Bedroom One

13'9 x 10'9 (4.19m x 3.28m)

Fitted with a range of wardrobes and shelving, feature fire surround, picture rail, double panel radiator and double glazed window to the front elevation.

### Bedroom Two

12'4 x 9'2 (3.76m x 2.79m)

With feature fire place, radiator and double glazed window to the rear elevation

### Bedroom Three

8'3 x 7'6 (2.51m x 2.29m)

Having telephone point, radiator and double glazed window to the front elevation.

### Family Bathroom

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

Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin with mixer tap and low level flush w.c. Radiator and frosted double glazed window to the rear elevation.

## OUTSIDE

The property is accessed via a single pedestrian gate with a pathway leading to the front entrance with lawned gardens to either side. The pathway extends to the side with a wooden gate giving access to the side and rear gardens being mainly laid to lawn. There is a large driveway to the rear providing 'Off Road' parking for a number of vehicles. The garden has boundaries made up of hedgerow and wood panelled fencing.

## To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to :

**Tel: 01352 762300**

flint@reidandroberts.com

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photo's or a short video can emailed on request.

PLEASE NOTE: Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

### Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

\* Please Be Advised \*

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Opening Hours

Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





Road Map



Hybrid Map



Terrain Map



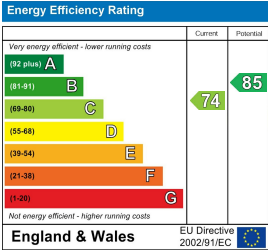
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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