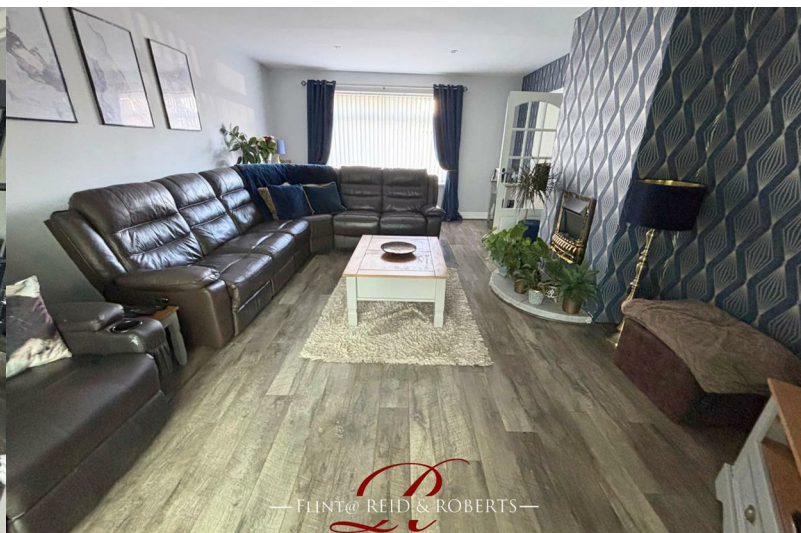




6 Cedar Avenue

Connah's Quay, Deeside, CH5 4BE

Offers Over £265,000



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ACCOMMODATION COMPRISES

The property is approached via a concrete driveway that provides ample off road parking for a number of vehicles and leads to the front entrance.

A composite door with decorative inset opens into:

Entrance Hallway

Stairs lead to the first floor accommodation, coved ceiling, dado rail, wood effect laminate flooring and double panel radiator.

Door into:

Lounge

21'5 x 13'9 (6.53m x 4.19m)

This great size living space has ceiling spotlights, wall mounted electric fire, t.v. aerial point, wood effect laminate flooring and double panel radiator. Upvc double glazed window to the front elevation and 'French' doors open into the rear garden.

Kitchen/Breakfast Room

16'8 x 10'9 (5.08m x 3.28m)

This light and spacious room that opens into the Dining Room makes the perfect space for entertaining. Fitted with a range of wall and base units with complimentary work surfaces over, central island with wooden worktop/breakfast bar, one and a half stainless steel sink unit with drainer and mixer tap, splash back wall tiling, space for range cooker with extractor hood over, void and plumbing for dishwasher and space for 'American' style fridge freezer. Recessed ceiling spotlights and double glazed window overlooking the rear utility porch.

Door leading to Utility Porch and archway opening into:

Dining Room

12'9 x 10'4 (3.89m x 3.15m)

Wood effect laminate flooring, double panel radiator and double glazed window to the front elevation.

Utility Porch

14'7 x 6'3 (4.45m x 1.91m)

Void and plumbing for washing machine, space for tumble dryer and wooden door leading to the rear garden. This space provides excellent additional storage.

STAIRS FROM HALLWAY LEAD UP TO:

Landing

Having coved ceiling, ceiling spotlights and loft access point. Access to all Bedrooms and Bathroom

Bedroom One

14'10 x 13'4 (4.52m x 4.06m)

Upvc double glazed window to the front elevation, t.v. aerial point and double panel radiator.

Opening into:

Dressing Area

8'6 x 3'4 (2.59m x 1.02m)

The perfect addition to the master bedroom, a great space for wardrobes/drawers, dressing table etc.

Bedroom Two

13'2 x 9'7 (4.01m x 2.92m)

Recessed ceiling spotlights, double panel radiator and double glazed window to the front elevation.

Bedroom Three

10'3 x 9'1 (3.12m x 2.77m)

Ceiling spotlights, built in cupboard housing central heating boiler, double panel radiator and double glazed window to the rear elevation.

Bedroom Four

8'3 x 6'7 (plus recess) (2.51m x 2.01m (plus recess))

Frosted double glazed window to the rear elevation.

Bedroom Five

9'9 x 6'8 (2.97m x 2.03m)

With built in cupboard, ceiling spotlights, double panel radiator and double glazed window to the front elevation.

Family Bathroom

6'4 x 5'4 (1.93m x 1.63m)

Fitted with a modern white suite comprising panelled bath with rain shower over, wash hand basin set in vanity unit and concealed cistern w.c. Full wall tiling, wood effect laminate flooring, heated towel rail and frosted double glazed window to the rear elevation.

OUTSIDE

The front of the property is approached via a concrete driveway providing 'Off Road' parking for a number of vehicles. Steps lead down to a composite door opening in to the property. To the side there is gated access opening into a side garden laid with artificial lawn. A pathway leads to the large rear garden that is a particular feature of this property and benefits from two decked patio areas, one of which is fitted with a bar and provides the perfect space for entertaining. There is a further lawned garden that has borders well stocked with a variety of shrubs and plants. The rear garden is private and has borders well stocked with a variety of shrubs and plants.

Tel: 01352 762300

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 : 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.

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.

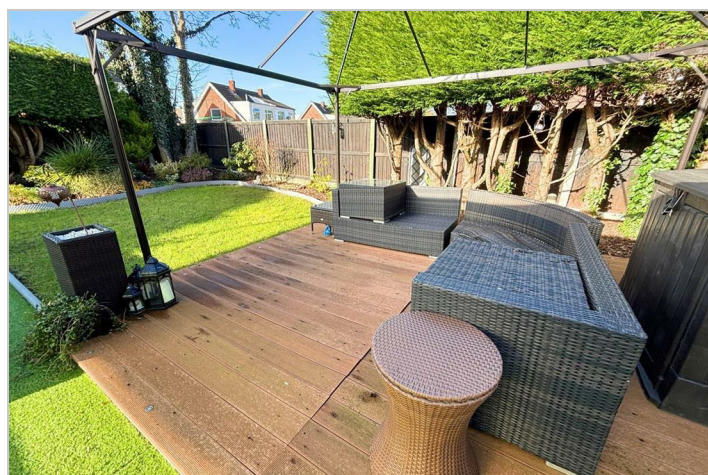
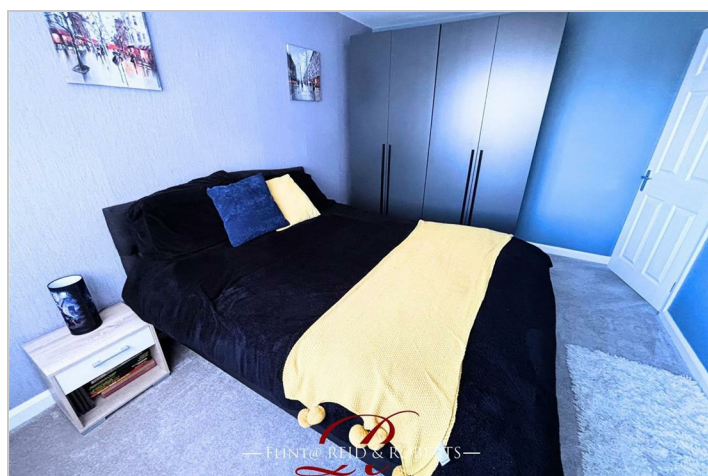
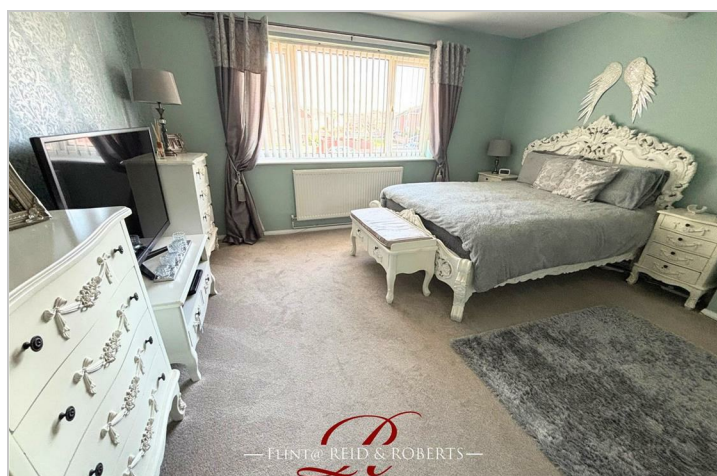
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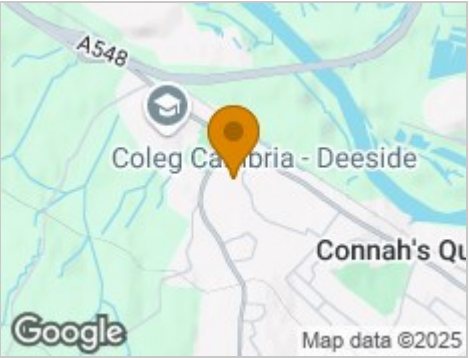
Road Map



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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