



## 34 Field Park

Connah's Quay, Deeside, CH5 4QT

Offers Over £220,000





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## ACCOMMODATION COMPRISES

The property is approached via a driveway providing 'Off Road' parking leading to the side entrance and garage.

Upvc door with decorative inset opens into:

### L-Shaped Entrance Hallway

With radiator, two useful built in storage cupboards and giving access to all accommodation.

### Kitchen

9 x 9 (2.74m x 2.74m)

Housing a range of wall, drawer and base unit with complimentary work surfaces over, stainless steel sink unit with drainer and mixer tap, splashback tiling, built in four ring gas hob with electric oven beneath and extractor hood over and space for freestanding fridge freezer. Textured ceiling, tiled flooring, Wall mounted central heating boiler, double panel radiator and triple glazed window to the front elevation.

### Bedroom One

17'4 x 10'4 (5.28m x 3.15m)

Fitted with a comprehensive range of furniture to include wardrobes, drawers and bedside units, textured and coved ceiling, double panel radiator and triple glazed window to the front elevation.

### Bedroom Two

13'4 x 10'5 (4.06m x 3.18m)

Fitted with a range of wardrobes, double panel radiator and triple glazed window to the side elevation.

### Shower Room

6'2 x 5'3 (1.88m x 1.6m)

Fitted with a contemporary three piece suite to include corner shower unit with wall mounted electric shower and sliding doors, low level flush w.c. and wash hand basin, built in vanity unit. Heated towel rail, vinyl flooring and frosted triple glazed window to the side elevation.

## OPEN PLAN LOUNGE/DINING ROOM

18'1 x 10'0 (5.51m x 3.05m)

A light and spacious room with double panel radiator and patio doors overlooking the rear garden.

Opens into:

### Dining Area

9'1 x 8'7 (2.77m x 2.62m)

A great add on to the lounge making it the perfect space for entertaining.

### Utility Room

8'8 x 7'3 (2.64m x 2.21m)

Fitted base unit with worksurface over, stainless steel sink unit with drainer and mixer tap, void and plumbing for washing machine and tumble dryer. Tiled flooring, double panel radiator and double glazed door opening to the rear garden.

## OUTSIDE

The front of the property is approached via a driveway providing 'Off Road' parking leading to the side entrance and also extending to the side of the property leading to the garage. To the front there is also a paved patio garden area with adjacent lawn area with well stocked borders.

The garden to the rear is fully enclosed and is designed with low maintenance in mind. There is gated access to the side leading to the front and a courtesy door to the attached garage.

### Garage

With electric roller door, power and light.

## To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : [flint@reidandroberts.com](mailto:flint@reidandroberts.com)

**Tel: 01352 762300**

**PLEASE NOTE:**

The agents 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

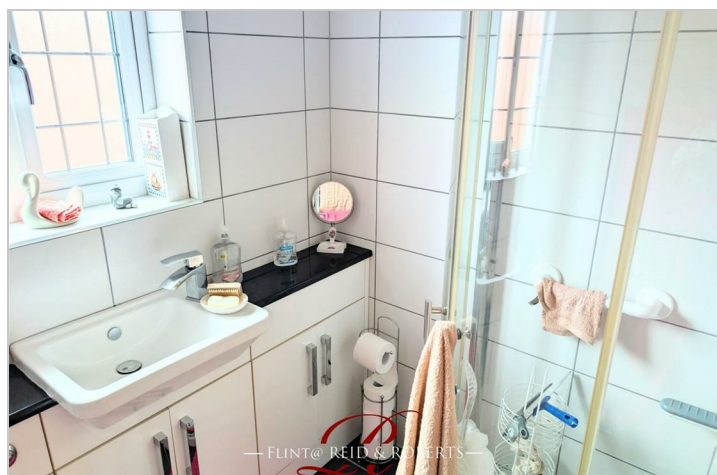
Saturday 9am - 4pm

**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



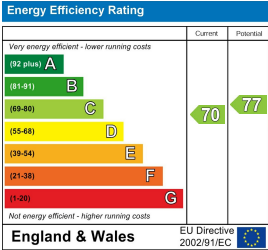
Floor Plan



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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